

APPENDIX A - MDR PRICING

MDR Pricing Data

Parcel: 53 - The Boatyard

Number of Slips: 103

<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	32	62	9	0	103
<u>Year</u>					
2003	\$ 8.00	\$ 11.00	\$ 14.00	\$ -	
2004	\$ 8.00	\$ 11.50	\$ 15.00	\$ -	
2005	\$ 8.25	\$ 12.00	\$ 15.75	\$ -	
2006	\$ 10.75	\$ 15.00	\$ 19.51	\$ -	
2007	\$ 11.00	\$ 14.50	\$ 19.00	\$ -	
2008	\$ 11.75	\$ 15.00	\$ 19.25	\$ -	
2009*	\$ -	\$ -	\$ -	\$ -	

Period Change

2003-2008	46.9%	36.4%	37.5%	#DIV/0!
2003-2009	N/A	N/A	N/A	#DIV/0!

Annual Change

2003-2008	9.4%	7.3%	7.5%	#DIV/0!
2003-2009	N/A	N/A	N/A	#DIV/0!

Indexed Rates

	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>
2001				
2003	0.73	1.00	1.25	0.00
2004	0.70	1.00	1.30	0.00
2005	0.69	1.00	1.31	0.00
2006	0.72	1.00	1.30	0.00
2007	0.76	1.00	1.31	0.00
2008	0.78	1.00	1.28	0.00
2009	#DIV/0!	1.00	#DIV/0!	#DIV/0!

Where data was unavailable green highlighted data points were interpolated based on other available data.

Note: In most cases, 2003-2008 rents given are the midpoint of MDR pricing survey data for each size category.

* 2009 data was not collected for adjacency affected marinas because study was focused on independent pricing trends

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MDR Pricing Data

Parcel: 54 - Windward Yacht Club

Number of Slips: 53

<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	0	4	35	14	53
<u>Year</u>					
2003	\$ -	\$ 14.50	\$ 16.00	\$ 19.00	
2004	\$ -	\$ 10.00	\$ 16.00	\$ 19.00	
2005	\$ -	\$ 12.08	\$ 17.33	\$ 18.38	
2006	\$ -	\$ 12.25	\$ 18.37	\$ 21.15	
2007	\$ -	\$ 12.98	\$ 18.88	\$ 22.44	
2008	\$ -	\$ 13.52	\$ 19.67	\$ 23.35	
2009*	\$ -	\$ -	\$ -	\$ -	

Period Change

2003-2008	#DIV/0!	N/A	22.9%	22.9%
2003-2009	#DIV/0!	N/A	N/A	N/A

Annual Change

2003-2008	#DIV/0!	N/A	4.6%	4.6%
2003-2009	#DIV/0!	N/A	N/A	N/A

Indexed Rates

	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>
2001				
2003	0.00	1.00	1.45	1.31
2004	0.00	1.00	1.60	1.90
2005	0.00	1.00	1.45	1.52
2006	0.00	1.00	1.50	1.73
2007	0.00	1.00	1.45	1.73
2008	0.00	1.00	1.45	1.73
2009	#DIV/0!	1.00	#DIV/0!	#DIV/0!

Where data was unavailable green highlighted data points were interpolated based on other available data.

Note: In most cases, 2003-2008 rents given are the midpoint of MDR pricing survey data for each size category.

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Parcel: 125 - Marina City

Number of Slips: 316

<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	13	205	80	18	316
<u>Year</u>					
2003	\$ 9.00	\$ 9.81	\$ 13.42	\$ 15.06	
2004	\$ 10.00	\$ 10.72	\$ 13.81	\$ 16.54	
2005	\$ 11.34	\$ 12.80	\$ 15.99	\$ 18.26	
2006	\$ 13.70	\$ 14.27	\$ 15.96	\$ 22.47	
2007	\$ 13.70	\$ 14.68	\$ 20.70	\$ 26.87	
2008	\$ 14.20	\$ 16.32	\$ 17.15	\$ 36.00	
2009*	\$ -	\$ -	\$ -	\$ -	

Period Change

2003-2008	57.8%	66.4%	27.8%	139.0%
2003-2009	N/A	N/A	N/A	N/A

Annual Change

2003-2008	11.6%	13.3%	5.6%	27.8%
2003-2009	N/A	N/A	N/A	N/A

Indexed Rates

	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>
2001				
2003	0.92	1.00	1.05	1.54
2004	0.93	1.00	1.29	1.54
2005	0.89	1.00	1.23	1.43
2006	0.96	1.00	1.32	1.57
2007	0.93	1.00	1.41	1.83
2008	0.87	1.00	1.05	2.21
2009	#DIV/0!	1.00	#DIV/0!	#DIV/0!

Where data was unavailable green highlighted data points were interpolated based on other available data.

Note: In most cases, 2003-2008 rents given are the midpoint of MDR pricing survey data for each size category.

* 2009 data was not collected for adjacency affected marinas because study was focused on independent pricing trends

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MDR Pricing Data

Parcel: 132 - California Yacht Club

Number of Slips: 253

<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	25	72	143	13	253
<u>Year</u>					
2003	\$ 9.15	\$ 11.95	\$ 15.70	\$ 16.93	
2004	\$ 9.15	\$ 11.95	\$ 15.70	\$ 16.88	
2005	\$ 9.60	\$ 12.33	\$ 16.28	\$ 17.73	
2006	\$ 10.50	\$ 13.25	\$ 17.60	\$ 20.20	
2007	\$ 11.45	\$ 12.70	\$ 18.60	\$ 22.05	
2008	\$ 12.95	\$ 16.11	\$ 21.95	\$ 25.31	
2009*	\$ -	\$ -	\$ -	\$ -	
<u>Period Change</u>					
2003-2008	41.5%	34.8%	39.8%	49.5%	
2003-2009	N/A	N/A	N/A	N/A	
<u>Annual Change</u>					
2003-2008	8.3%	7.0%	8.0%	9.9%	
2003-2009	N/A	N/A	N/A	N/A	
<u>Indexed Rates</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	
2001					
2003	0.77	1.00	1.31	1.42	
2004	0.77	1.00	1.31	1.41	
2005	0.78	1.00	1.32	1.44	
2006	0.79	1.00	1.33	1.52	
2007	0.90	1.00	1.46	1.74	
2008	0.80	1.00	1.36	1.57	
2009	#DIV/0!	1.00	#DIV/0!	#DIV/0!	

Where data was unavailable green highlighted data points were interpolated based on other available data.

Note: In most cases, 2003-2008 rents given are the midpoint of MDR pricing survey data for each size category.

* 2009 data was not collected for adjacency affected marinas because study was focused on independent pricing trends

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MDR Pricing Data

**** Due to the fact that the recently completed Parcel 12 has still not achieved stabilized pricing (vacancy is currently over 60%), it is not included as a part of the summary data tables.**

Parcel: 12 - Esprit 1

Number of Slips: 216

<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	0	30	111	75	216
<u>Year</u>					
2003	\$ -	\$ -	\$ -	\$ -	
2004	\$ -	\$ -	\$ -	\$ -	
2005	\$ -	\$ -	\$ -	\$ -	
2006	\$ -	\$ -	\$ -	\$ -	
2007	\$ -	\$ -	\$ -	\$ -	
2008	\$ -	\$ 20.75	\$ 31.50	\$ 44.75	*Reconfiguration completed changing total slips from 430 to 216.
2009	\$ -	\$ 19.00	\$ 24.50	\$ 36.00	
<u>Period Change</u>					
2003-2008	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
2003-2009	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
<u>Annual Change</u>					
2003-2008	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
2003-2009	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
<u>Indexed Rates</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	
2001					
2003	#DIV/0!	1.00	#DIV/0!	#DIV/0!	
2004	#DIV/0!	1.00	#DIV/0!	#DIV/0!	
2005	#DIV/0!	1.00	#DIV/0!	#DIV/0!	
2006	#DIV/0!	1.00	#DIV/0!	#DIV/0!	
2007	#DIV/0!	1.00	#DIV/0!	#DIV/0!	
2008	0.00	1.00	1.52	2.16	
2009	0.00	1.00	1.29	1.89	

Where data was unavailable green highlighted data points were interpolated based on other available data.

Note: In most cases, 2003-2008 rents given are the midpoint of MDR pricing survey data for each size category.

APPENDIX B: Slip Pricing and Patterns in Other SoCal Marinas

Version: SoCal - Slip Pricing Data 2009-3-16

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INVENTORY OF SOCAL MARINAS						
Marinas	Location	Total	12' - 25'	26' - 35'	36'-50'	50' +
Marina Del Rey						
Independently Priced *		2,442	12	1,088	593	149
Adjacency Affected		1,786	60	811	327	45
Total MDR Slips		4,228	1,215	1,899	920	194
SoCal Marinas						
Alamitos	Long Beach	1,966	814	667	432	53
Cabrillo	LA / San Pedro	588	0	743	123	19
King Harbor	Redondo Beach	827	59	578	151	39
Port Royal	Redondo Beach	338	157	149	26	6
Dana Point	Dana Point	1,436	752	474	168	42
Dana West	Dana Point	981	288	511	160	22
Lido	Newport Beach	251	60	116	50	25
Lido Dry Stack	Newport Beach	230	77	77	76	0
Bayside	Newport Beach	101	40	28	6	27
Newport Dunes	Newport Beach	429	24	335	70	0
Channel Islands	Ventura	403	28	105	234	36
Anacapa	Ventura	438	134	158	99	47
Total Competitive Sample Slips		8,285	2,433	3,941	1,595	316

Note: Historical data was unavailable for Cabrillo, Lido Dry Stack and Newport Dunes marinas. As a result, these marinas are included in the 2009 comparison data only and are not included in the trend comparison tables or charts.

* This analysis only compares the Independently Priced MDR Marinas to competitive SoCal marinas.

APPENDIX B - SOCAL PRICING

SoCal Marina Pricing Data

WEIGHTED AVERAGE OF SOCAL MARINA PRICING TRENDS BY SLIP SIZE

Number of Slips: 6,741

Slip Size	12' - 25'	26' - 35'	36'-50'	50' +	Total
Number of Slips	2,332	2,786	1,326	297	6,741
Assumed Midpoint (LF)	20.0	30.0	42.5	55.0	30.10
Year	12' - 25'	26' - 35'	36'-50'	50' +	
2003	\$9.39	\$10.44	\$10.87	\$15.46	\$10.72
2004	\$9.68	\$10.83	\$11.35	\$16.40	\$11.16
2005	\$9.87	\$11.11	\$11.50	\$17.09	\$11.42
2006	\$11.48	\$12.43	\$13.31	\$18.95	\$12.98
2007	\$11.61	\$13.22	\$15.25	\$20.48	\$14.00
2008	\$12.00	\$14.22	\$16.88	\$21.92	\$15.07
2009	\$12.04	\$14.76	\$17.01	\$22.34	\$15.37

Period Change

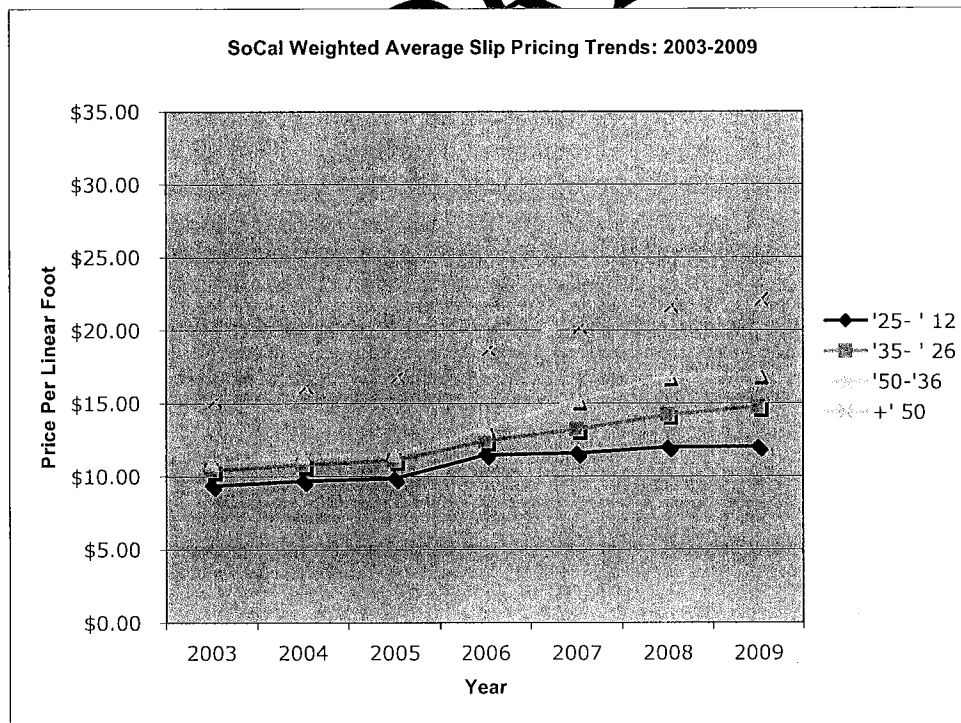
2003-2008	27.8%	36.2%	55.2%	41.8%	40.5%
2003-2009	28.2%	41.3%	56.4%	44.5%	43.3%

Annual Change

2003-2008	5.6%	7.2%	11.0%	8.4%	8.1%
2003-2009	4.7%	6.9%	9.4%	7.4%	7.2%

Indexed Rates	12' - 25'	26' - 35'	36'-50'	50' +
2003	0.90	1.00	1.04	1.48
2004	0.89	1.00	1.05	1.51
2005	0.89	1.00	1.04	1.54
2006	0.92	1.00	1.07	1.52
2007	0.88	1.00	1.15	1.55
2008	0.84	1.00	1.19	1.54
2009	0.82	1.00	1.15	1.51

Note: In most cases, 2003-2008 rents given are the median of MFR pricing survey data for each size category.

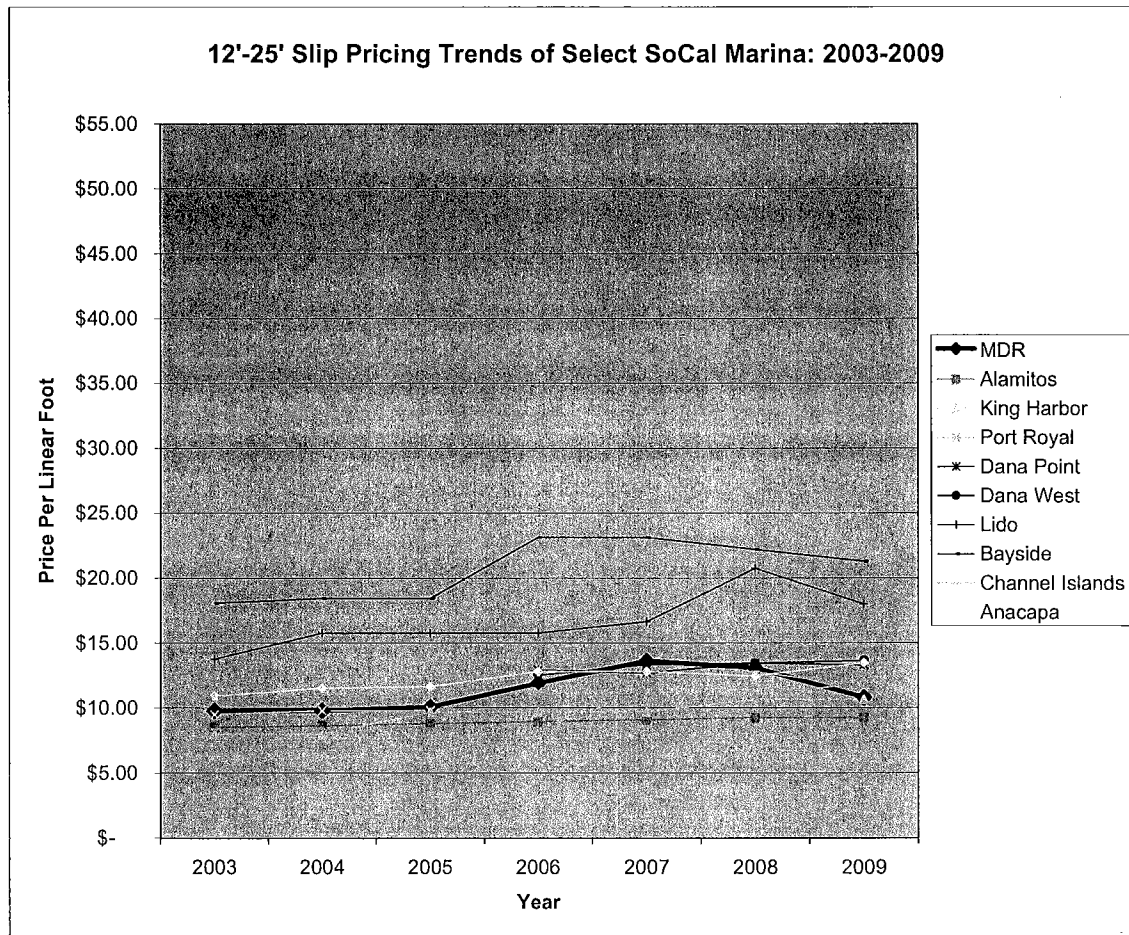


APPENDIX B - SOCAL PRICING

SoCal Marina Pricing Data

COMPARISON OF MARINA PRICING TRENDS BY SLIP SIZE

Slip Size	12' - 25'										
Number of Slips	612	814	59	157	752	288	60	40	28	134	2,332
	MDR	Alamitos	King Harbor	Port Royal	Dana Point	Dana West	Lido	Bayside	Channel Islands	Anacapa	SO CAL WTD. AVE.
2003	\$ 9.79	\$ 8.50	\$ 8.00	\$ 9.50			\$ 13.78	\$ 18.07	\$ 8.40	\$ 10.92	\$9.39
2004	\$ 9.79	\$ 8.65	\$ 8.00	\$ 9.80			\$ 15.75	\$ 18.43	\$ 8.40	\$ 11.52	\$9.68
2005	\$ 10.07	\$ 8.80	\$ 9.71	\$ 9.80			\$ 15.75	\$ 18.43	\$ 8.40	\$ 11.64	\$9.87
2006	\$ 11.91	\$ 8.95	\$ 9.71	\$ 11.25	\$ 12.92	\$ 12.53	\$ 15.75	\$ 23.13	\$ 8.40	\$ 12.80	\$11.48
2007	\$ 13.60	\$ 9.10	\$ 9.71	\$ 11.25	\$ 12.69	\$ 13.34	\$ 16.63	\$ 23.13	\$ 11.28	\$ 12.80	\$11.61
2008	\$ 13.08	\$ 9.25	\$ 10.67	\$ 10.67	\$ 13.44	\$ 13.44	\$ 20.75	\$ 22.21	\$ 12.76	\$ 12.48	\$12.00
2009	\$ 10.80	\$ 9.25	\$ 10.67	\$ 12.06	\$ 13.32	\$ 13.65	\$ 18.00	\$ 21.28	\$ 11.75	\$ 13.48	\$12.04
Period Change											
2003-2008	33.5%	8.8%	33.4%	12.3%	4.0%	7.3%	50.6%	22.9%	51.9%	14.3%	27.8%
2003-2009	10.3%	8.8%	33.4%	26.9%	3.1%	8.9%	30.6%	17.8%	39.9%	23.4%	28.2%
Annual Change											
2003-2008	6.7%	1.8%	6.7%	2.5%	0.8%	1.5%	10.1%	4.6%	10.4%	2.9%	5.6%
2003-2009	1.7%	1.5%	5.6%	4.5%	0.5%	1.5%	5.1%	3.0%	6.6%	3.9%	4.7%



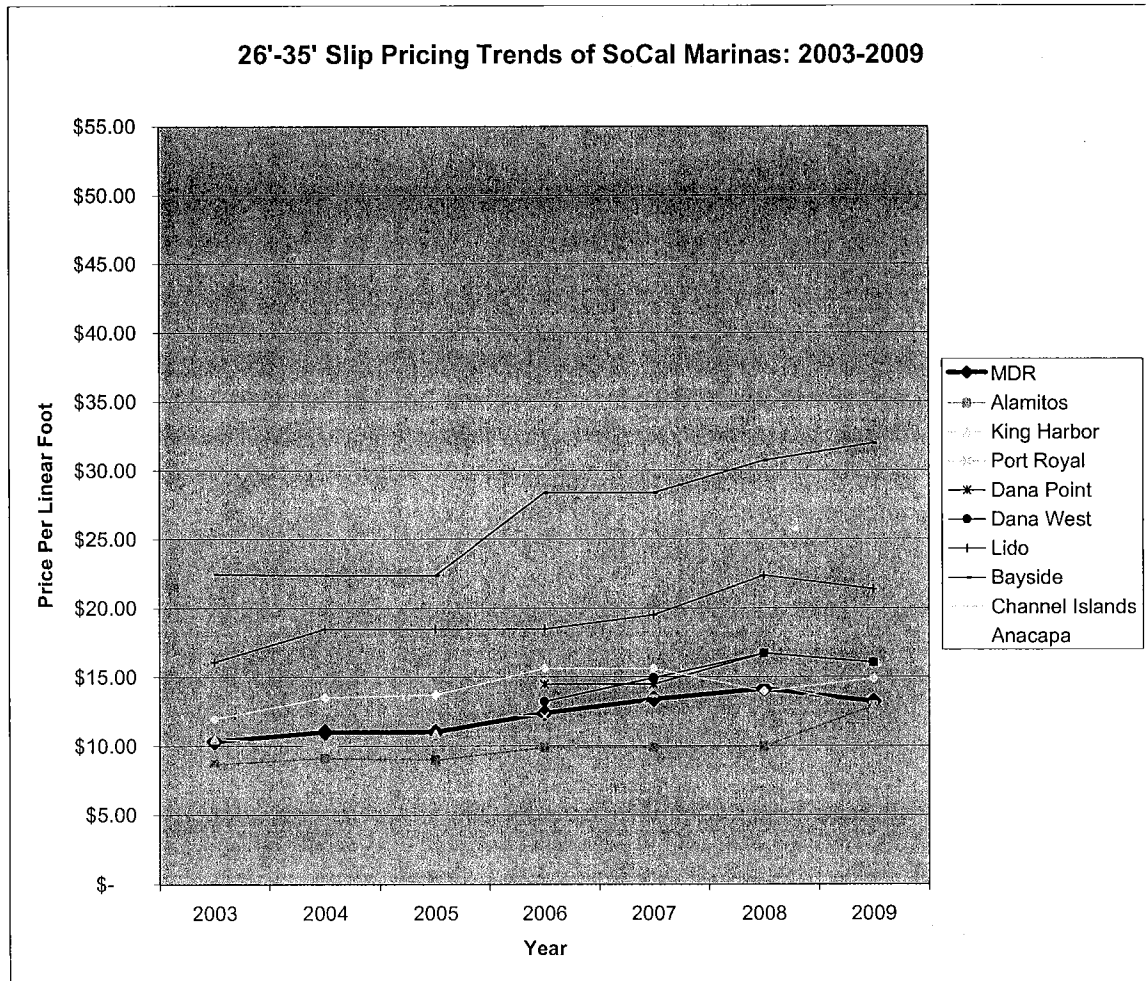
Note: MDR Pricing data are the weighted average of the Independently Priced Slips (Parcels 7,8,10,13,15,18,20,21,28,111/112).

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SoCal Marina Pricing Data

COMPARISON OF MARINA PRICING TRENDS BY SLIP SIZE

Slip Size	26' - 35'										
Number of Slips	1,088	667	578	149	474	511	116	28	105	158	2,786
	MDR	Alamitos	King Harbor	Port Royal	Dana Point	Dana West	Lido	Bayside	Channel Islands	Anacapa	SOCAL WTD. AVE.
2003	\$ 10.35	\$ 8.70	\$ 10.54	\$ 11.00			\$ 16.10	\$ 22.47	\$ 8.40	\$ 11.97	\$10.44
2004	\$ 11.01	\$ 9.13	\$ 9.95	\$ 12.55			\$ 18.50	\$ 22.36	\$ 8.40	\$ 13.53	\$10.83
2005	\$ 11.02	\$ 9.00	\$ 10.89	\$ 12.55			\$ 18.50	\$ 22.36	\$ 8.56	\$ 13.71	\$11.11
2006	\$ 12.40	\$ 9.90	\$ 10.89	\$ 12.13	\$ 14.48	\$ 13.22	\$ 18.50	\$ 28.38	\$ 8.56	\$ 15.63	\$12.43
2007	\$ 13.39	\$ 9.90	\$ 12.06	\$ 12.13	\$ 14.48	\$ 14.94	\$ 19.50	\$ 28.38	\$ 13.61	\$ 15.63	\$13.22
2008	\$ 14.17	\$ 9.95	\$ 12.80	\$ 12.80	\$ 16.72	\$ 16.72	\$ 22.38	\$ 30.72	\$ 14.60	\$ 13.96	\$14.22
2009	\$ 13.23	\$ 12.90	\$ 12.80	\$ 14.98	\$ 16.06	\$ 16.05	\$ 21.38	\$ 31.95	\$ 12.68	\$ 14.90	\$14.76
Period Change											
2003-2008	36.9%	14.4%	21.4%	16.4%	15.5%	26.5%	39.0%	36.7%	73.8%	16.6%	36.2%
2003-2009	27.9%	48.3%	21.4%	36.2%	10.9%	21.4%	32.8%	42.2%	51.0%	24.5%	41.3%
Annual Change											
2003-2008	7.4%	2.9%	4.3%	3.3%	3.1%	5.3%	7.8%	7.3%	14.8%	3.3%	7.2%
2003-2009	4.6%	8.0%	3.6%	6.0%	1.8%	3.6%	5.5%	7.0%	8.5%	4.1%	6.9%



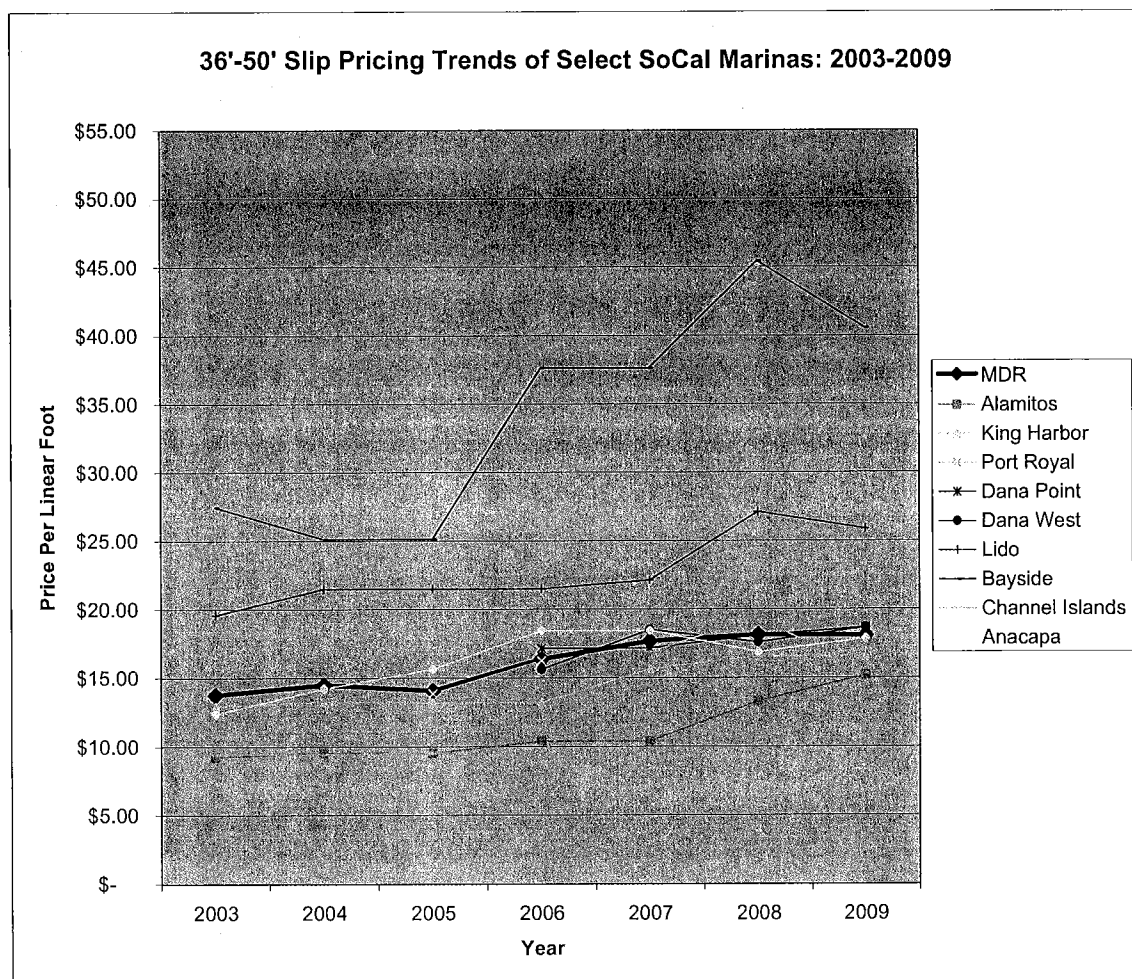
Note: MDR Pricing data are the weighted average of the Independently Priced Slips (Parcels 7,8,10,13,15,18,20,21,28,111/112).

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SoCal Marina Pricing Data

COMPARISON OF MARINA PRICING TRENDS BY SLIP SIZE

Slip Size	36'-50'										
Number of Slips	593	432	151	26	168	160	50	6	234	99	1,326
	MDR	Alamitos	King Harbor	Port Royal	Dana Point	Dana West	Lido	Bayside	Channel Islands	Anacapa	SOCAL WTD. AVE.
2003	\$ 13.76	\$ 9.25	\$ 12.96	\$ 12.28			\$ 19.58	\$ 27.45	\$ 9.45	\$ 12.38	\$10.87
2004	\$ 14.50	\$ 9.55	\$ 13.28	\$ 13.50			\$ 21.50	\$ 25.13	\$ 9.45	\$ 14.24	\$11.35
2005	\$ 14.06	\$ 9.53	\$ 13.21	\$ 13.88			\$ 21.50	\$ 25.13	\$ 9.55	\$ 15.64	\$11.50
2006	\$ 16.38	\$ 10.38	\$ 13.21	\$ 16.25	\$ 17.15	\$ 15.63	\$ 21.50	\$ 37.63	\$ 9.55	\$ 18.44	\$13.31
2007	\$ 17.68	\$ 10.38	\$ 15.64	\$ 16.25	\$ 17.15	\$ 18.52	\$ 22.13	\$ 37.63	\$ 16.87	\$ 18.44	\$15.25
2008	\$ 18.14	\$ 13.30	\$ 16.58	\$ 16.58	\$ 18.09	\$ 17.60	\$ 27.13	\$ 45.44	\$ 19.43	\$ 16.89	\$16.88
2009	\$ 18.10	\$ 15.19	\$ 16.58	\$ 17.65	\$ 18.69	\$ 18.69	\$ 25.88	\$ 40.56	\$ 15.34	\$ 17.85	\$17.01
Period Change											
2003-2008	31.8%	43.8%	27.9%	35.0%	5.5%	12.6%	38.6%	65.5%	105.6%	36.4%	55.2%
2003-2009	31.5%	64.2%	27.9%	43.7%	9.0%	19.6%	32.2%	47.8%	62.3%	44.2%	56.4%
Annual Change											
2003-2008	6.4%	8.8%	5.6%	7.0%	1.1%	2.5%	7.7%	13.1%	21.1%	7.3%	11.0%
2003-2009	5.3%	10.7%	4.7%	7.3%	1.5%	3.3%	5.4%	8.0%	10.4%	7.4%	9.4%



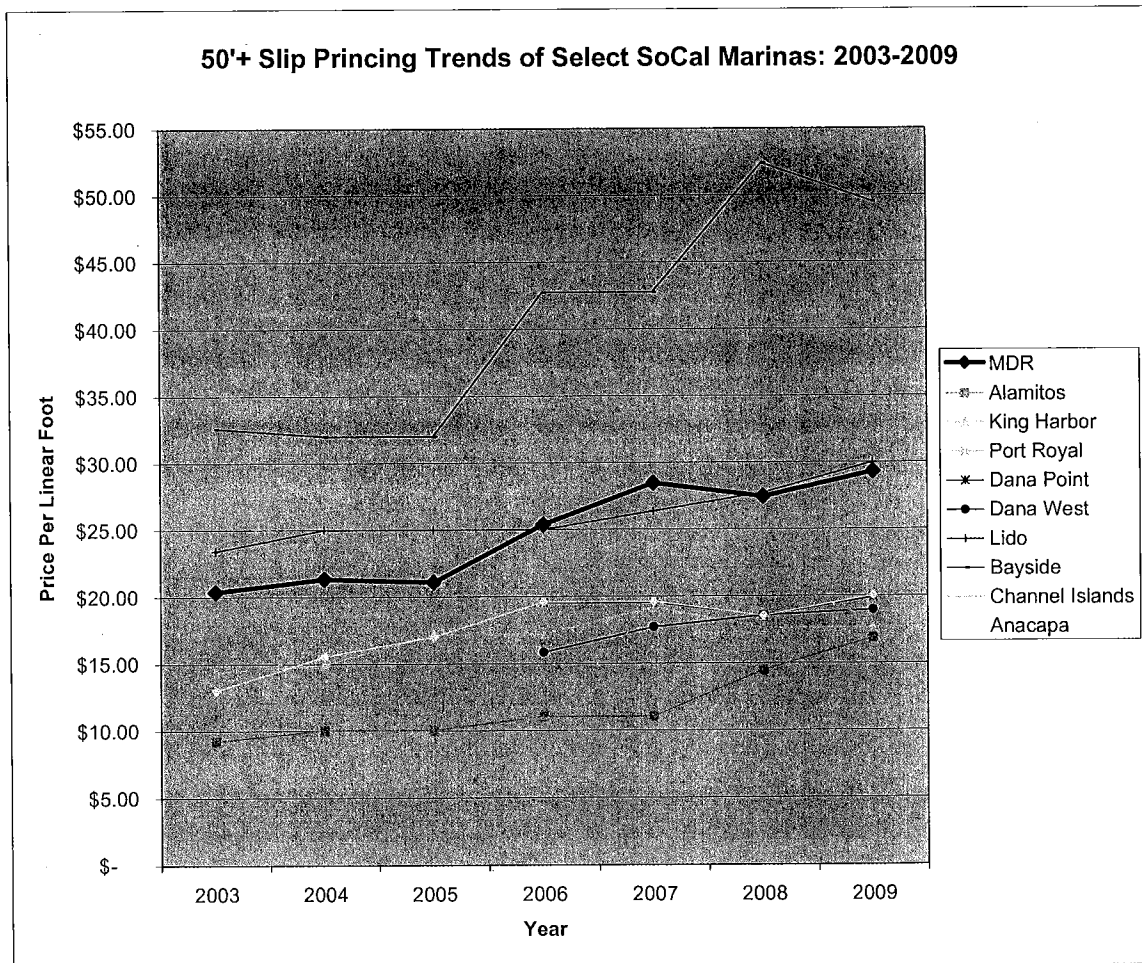
Note: MDR Pricing data are the weighted average of the Independently Priced Slips (Parcels 7,8,10,13,15,18,20,21,28,111/112).

APPENDIX B - SOCIAL PRICING

SoCal Marina Pricing Data

COMPARISON OF MARINA PRICING TRENDS BY SLIP SIZE

Slip Size	50'+										
Number of Slips	149	53	39	6	42	22	25	27	36	47	297
	MDR	Alamitos	King Harbor	Port Royal	Dana Point	Dana West	Lido	Bayside	Channel Islands	Anacapa	SOCAL WTD. AVE.
2003	\$ 20.39	\$ 9.25	\$ 14.39	\$ 13.60			\$ 23.44	\$ 32.60	\$ 10.81	\$ 13.04	\$15.46
2004	\$ 21.36	\$ 10.05	\$ 14.95	\$ 16.00			\$ 25.00	\$ 32.00	\$ 10.81	\$ 15.56	\$16.40
2005	\$ 21.10	\$ 10.05	\$ 17.23	\$ 16.00			\$ 25.00	\$ 32.00	\$ 10.93	\$ 17.02	\$17.09
2006	\$ 25.38	\$ 11.05	\$ 17.23	\$ 17.50	\$ 19.57	\$ 15.86	\$ 25.00	\$ 42.75	\$ 10.93	\$ 19.63	\$18.95
2007	\$ 28.48	\$ 11.05	\$ 19.20	\$ 17.50	\$ 19.57	\$ 17.72	\$ 26.38	\$ 42.75	\$ 19.30	\$ 19.63	\$20.48
2008	\$ 27.45	\$ 14.50	\$ 17.65	\$ 17.65	\$ 18.58	\$ 18.58	\$ 27.75	\$ 52.40	\$ 21.60	\$ 18.56	\$21.92
2009	\$ 29.32	\$ 16.90	\$ 17.65	\$ 18.73	\$ 19.92	\$ 18.98	\$ 30.00	\$ 49.53	\$ 18.18	\$ 20.05	\$22.34
Period Change											
2003-2008	34.7%	56.8%	22.7%	29.8%	-5.1%	17.2%	18.4%	60.7%	99.8%	42.3%	41.8%
2003-2009	43.8%	82.7%	22.7%	37.7%	1.8%	19.7%	28.0%	51.9%	68.2%	53.8%	44.5%
Annual Change											
2003-2008	6.9%	11.4%	4.5%	6.0%	-1.0%	3.4%	3.7%	12.1%	20.0%	8.5%	8.4%
2003-2009	7.3%	13.8%	3.8%	6.3%	0.3%	3.3%	4.7%	8.7%	11.4%	9.0%	7.4%



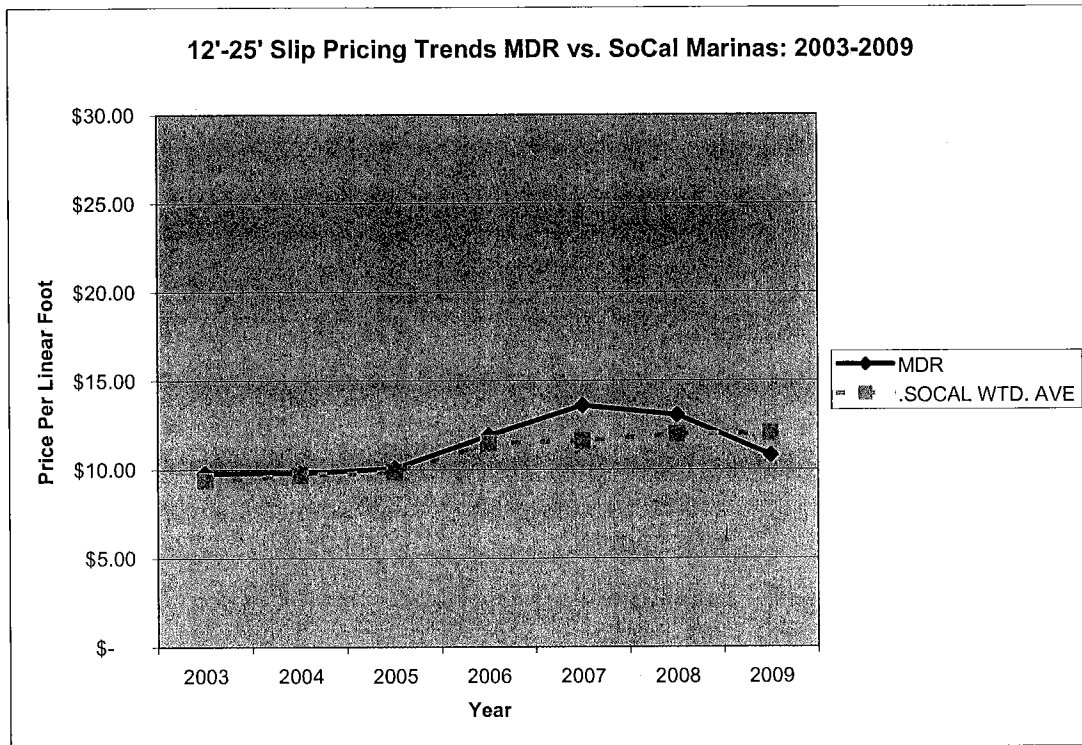
Note: MDR Pricing data are the weighted average of the Independently Priced Slips (Parcels 7,8,10,13,15,18,20,21,28,111/112).

APPENDIX B - SOCAL PRICING

SoCal Marina Pricing Data

COMPARISON OF MARINA PRICING TRENDS BY SLIP SIZE: MDR VS. SOCAL WEIGHTED AVERAGE

<u>Slip Size</u>	<u>12' - 25'</u>	
Number of Slips	612	2,332
	<u>MDR</u>	<u>SOCAL WTD. AVE.</u>
2003	\$ 9.79	\$9.39
2004	\$ 9.79	\$9.68
2005	\$ 10.07	\$9.87
2006	\$ 11.91	\$11.48
2007	\$ 13.60	\$11.61
2008	\$ 13.08	\$12.00
2009	\$ 10.80	\$12.04
<u>Period Change</u>		
2003-2008	33.5%	27.8%
2003-2009	10.3%	28.2%
<u>Annual Change</u>		
2003-2008	6.7%	5.6%
2003-2009	1.7%	4.7%

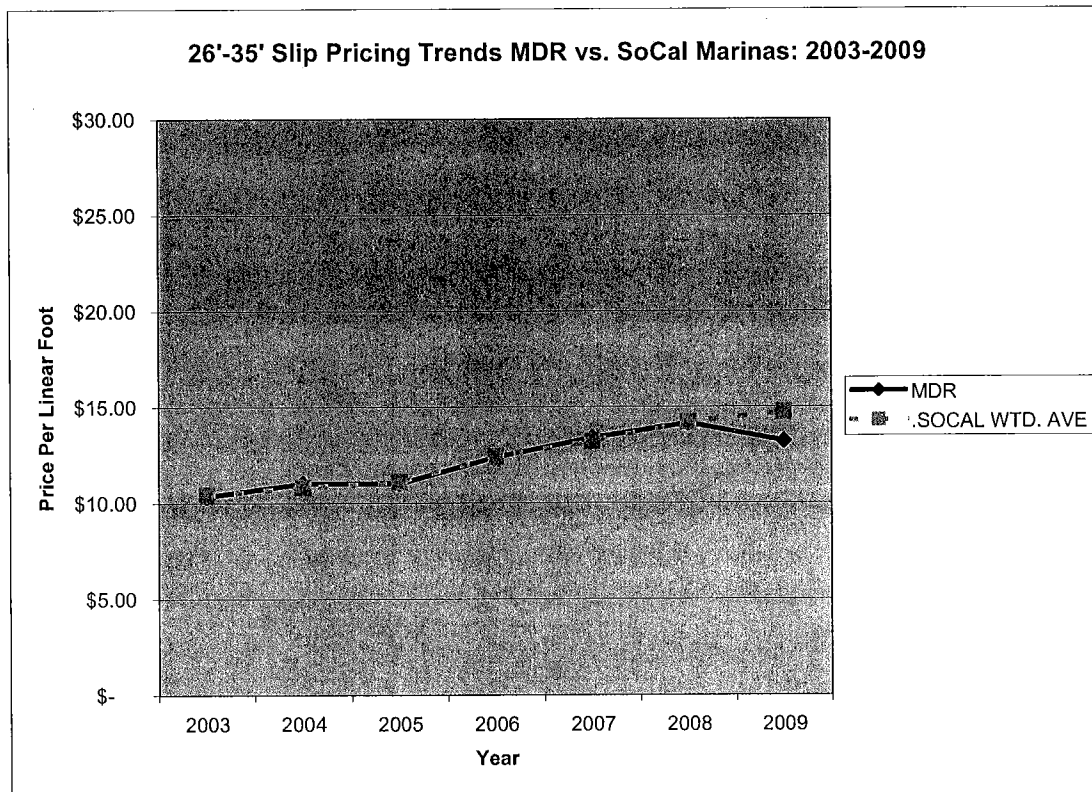


APPENDIX B - SOCAL PRICING

<u>Slip Size</u>		<u>26' - 35'</u>	
Number of Slips		1,088	2,786
		<u>MDR</u>	<u>SOCAL</u>
			<u>WTD. AVE.</u>
2003	\$	10.35	\$10.44
2004	\$	11.01	\$10.83
2005	\$	11.02	\$11.11
2006	\$	12.40	\$12.43
2007	\$	13.39	\$13.22
2008	\$	14.17	\$14.22
2009	\$	13.23	\$14.76

<u>Period Change</u>		
2003-2008	36.9%	36.2%
2003-2009	27.9%	41.3%

<u>Annual Change</u>		
2003-2008	7.4%	7.2%
2003-2009	4.6%	6.9%

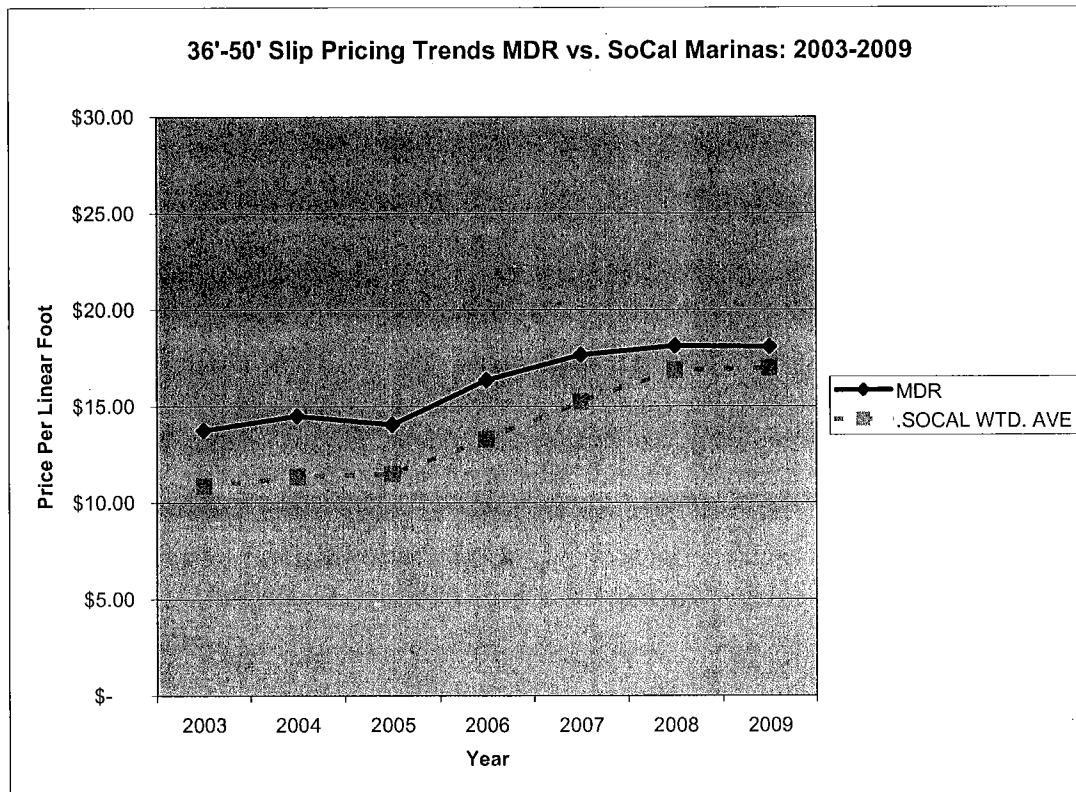


APPENDIX B - SOCAL PRICING

<u>Slip Size</u>	<u>36'-50'</u>	
Number of Slips	593	1,326
	<u>MDR</u>	<u>SOCAL WTD. AVE.</u>
2003	\$ 13.76	\$10.87
2004	\$ 14.50	\$11.35
2005	\$ 14.06	\$11.50
2006	\$ 16.38	\$13.31
2007	\$ 17.68	\$15.25
2008	\$ 18.14	\$16.88
2009	\$ 18.10	\$17.01

<u>Period Change</u>		
2003-2008	31.8%	55.2%
2003-2009	31.5%	56.4%

<u>Annual Change</u>		
2003-2008	6.4%	11.0%
2003-2009	5.3%	9.4%

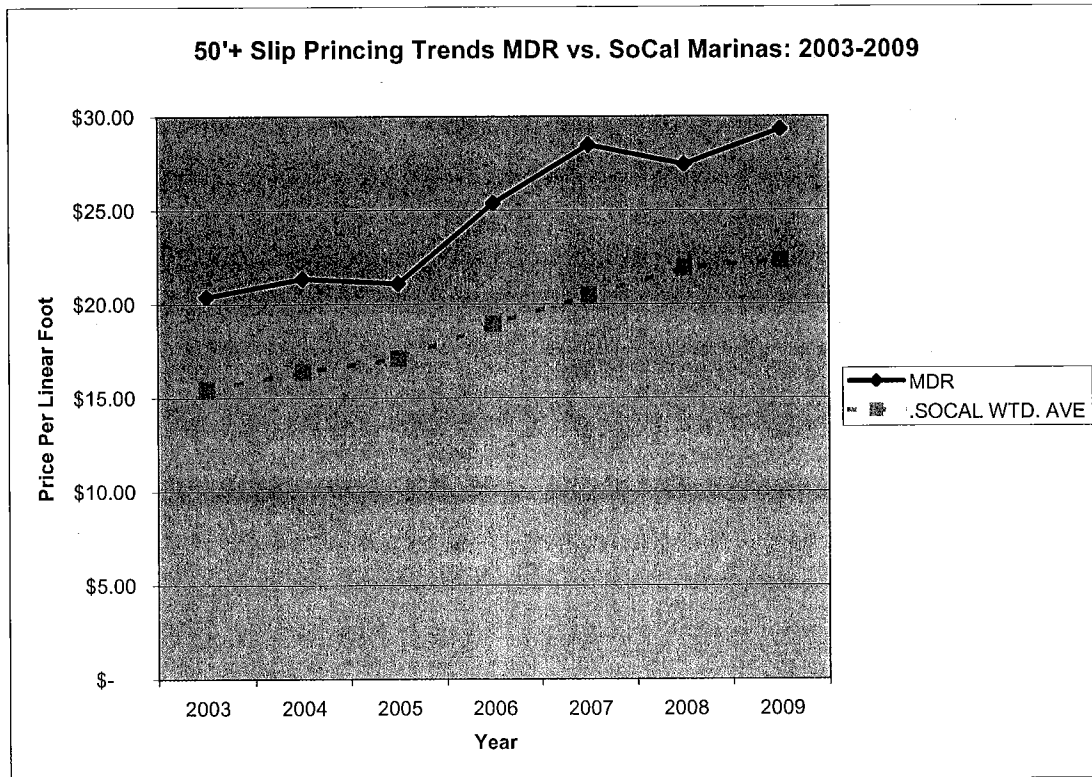


APPENDIX B - SOCAL PRICING

<u>Slip Size</u>	<u>50'+</u>	
Number of Slips	149	297
	<u>MDR</u>	<u>SOCAL WTD. AVE.</u>
2003	\$ 20.39	\$15.46
2004	\$ 21.36	\$16.40
2005	\$ 21.10	\$17.09
2006	\$ 25.38	\$18.95
2007	\$ 28.48	\$20.48
2008	\$ 27.45	\$21.92
2009	\$ 29.32	\$22.34

<u>Period Change</u>		
2003-2008	34.7%	41.8%
2003-2009	43.8%	44.5%

<u>Annual Change</u>		
2003-2008	6.9%	8.4%
2003-2009	7.3%	7.4%



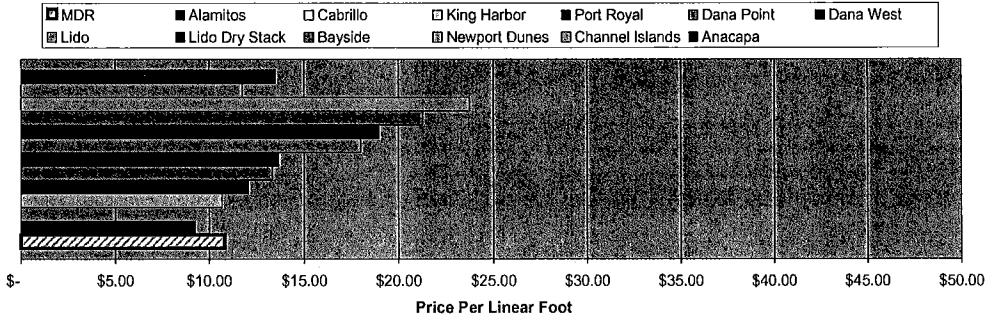
SoCal Marina Pricing Data

COMPARISON OF 2009 MARINA PRICING BY SLIP SIZE

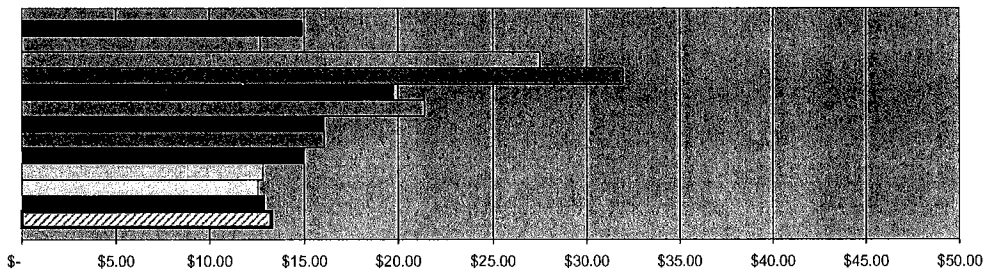
Number of Slips	MDR	Alamitos	Cabrillo	King Harbor	Port Royal	Dana Point	Dana West	Lido	Lido Dry Stack	Bayside	Newport Dunes	Channel Islands	Anacapa
12' - 25'	612	814	0	59	157	752	288	60	77	40	45	28	134
26' - 35'	1,088	667	743	578	149	474	511	116	77	28	335	105	158
36' - 50'	593	432	123	151	26	168	180	50	76	6	70	234	99
50+	149	53	19	39	6	42	22	25	0	.27	0	36	47

Slip Pricing	MDR	Alamitos	Cabrillo	King Harbor	Port Royal	Dana Point	Dana West	Lido	Lido Dry Stack	Bayside	Newport Dunes	Channel Islands	Anacapa
12' - 25'	\$ 10.80	\$ 9.25	\$ -	\$ 10.67	\$ 12.06	\$ 13.32	\$ 13.65	\$ 18.00	\$ 19.00	\$ 21.28	\$ 23.75	\$ 11.75	\$ 13.48
26' - 35'	\$ 13.23	\$ 12.90	\$ 12.53	\$ 12.80	\$ 14.98	\$ 16.06	\$ 16.05	\$ 21.38	\$ 19.75	\$ 31.95	\$ 27.50	\$ 12.88	\$ 14.90
36' - 50'	\$ 18.10	\$ 15.19	\$ 15.11	\$ 16.58	\$ 17.65	\$ 18.69	\$ 18.69	\$ 25.88	\$ 20.75	\$ 40.56	\$ 36.03	\$ 15.34	\$ 17.85
50+	\$ 29.32	\$ 16.60	\$ 18.21	\$ 17.65	\$ 18.73	\$ 19.92	\$ 18.98	\$ 30.00	\$ -	\$ 49.53	\$ -	\$ 18.18	\$ 20.05

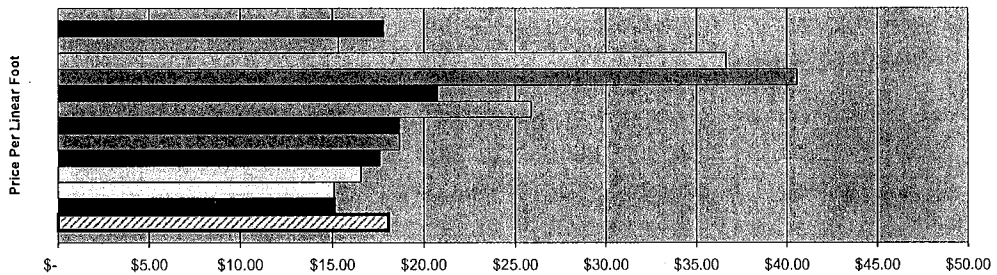
12'-25' 2009 Slip Pricing Comparison of SoCal Marinas



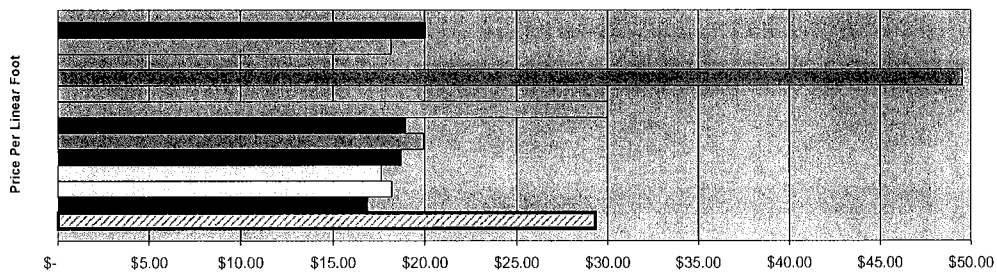
26'-35' 2009 Slip Pricing Comparison of SoCal Marinas



36'-50' 2009 Slip Pricing Comparison of SoCal Marinas



50'+ 2009 Slip Pricing Comparison of SoCal Marinas



APPENDIX B - SOCAL PRICING

SoCal Marina Pricing Data

Marina: Alamitos Bay Marina (Long Beach)

Number of Slips: 1,966 1569

Slip Size	12' - 25'	26' - 35'	36'-50'	50' +	Total
Number of Slips	814	667	432	53	1,966
	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	
2003	\$ 8.50	\$ 8.70	\$ 9.25	\$ 9.25	
2004	\$ 8.65	\$ 9.13	\$ 9.55	\$ 10.05	
2005	\$ 8.80	\$ 9.00	\$ 9.53	\$ 10.05	
2006	\$ 8.95	\$ 9.90	\$ 10.38	\$ 11.05	
2007	\$ 9.10	\$ 9.90	\$ 10.38	\$ 11.05	
2008	\$ 9.25	\$ 9.95	\$ 13.30	\$ 14.50	
2009	\$ 9.25	\$ 12.90	\$ 15.19	\$ 16.90	

Period Change

2003-2008	8.8%	14.4%	43.8%	56.8%
2003-2009	8.8%	48.3%	64.2%	82.7%

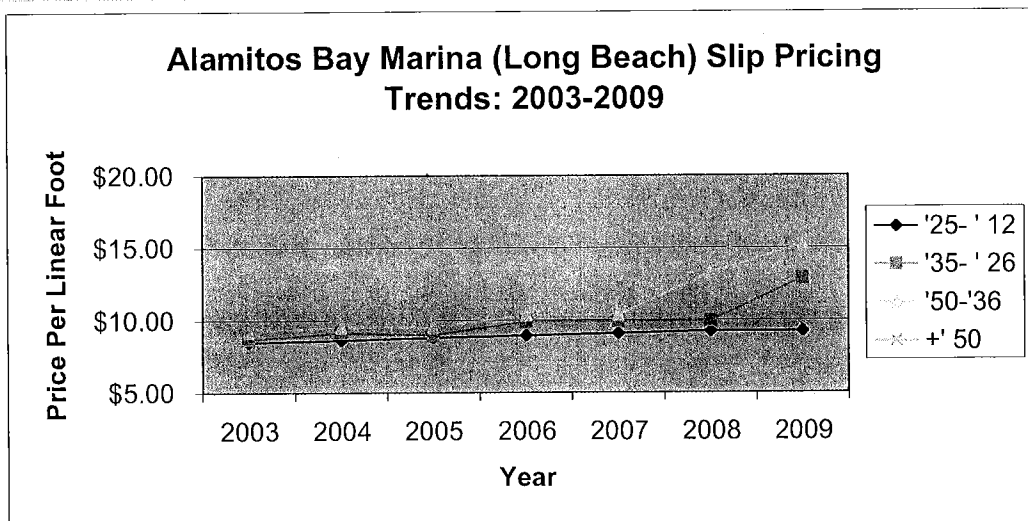
Annual Change

2003-2008	1.8%	2.9%	8.8%	11.4%
2003-2009	1.5%	8.0%	10.7%	13.8%

Indexed Rates

	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>
2001				
2003	0.98	1.00	1.06	1.06
2004	0.95	1.00	1.05	1.10
2005	0.98	1.00	1.06	1.12
2006	0.90	1.00	1.05	1.12
2007	0.92	1.00	1.05	1.12
2008	0.93	1.00	1.31	1.46
2009	0.72	1.00	1.11	1.31

Note: In most cases, 2003-2008 rents given are the median of MDR pricing survey data for each size category. Where data was unavailable green highlighted data points were interpolated based on other available data.



APPENDIX B - SOCAL PRICING

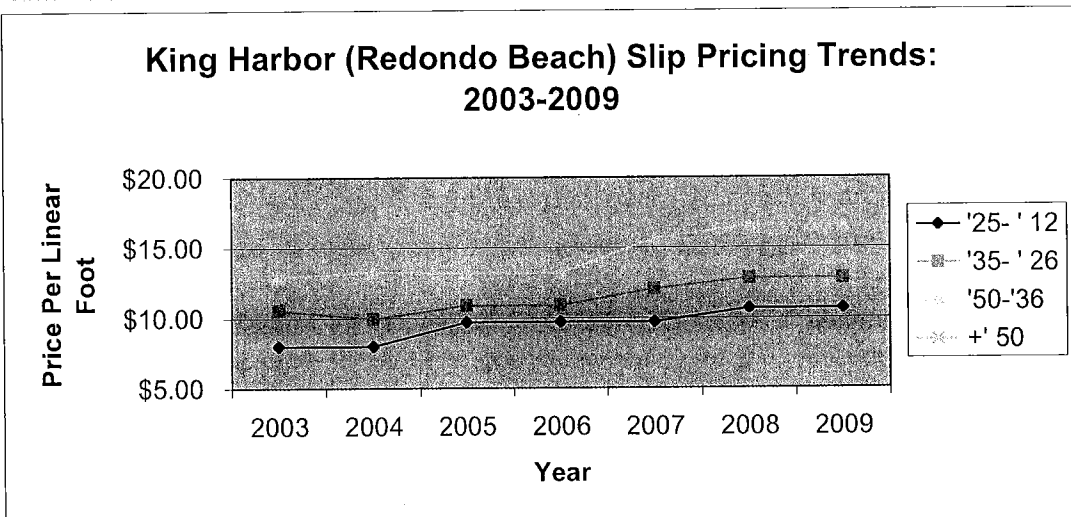
SoCal Marina Pricing Data

Marina: King Harbor (Redondo Beach)

Number of Slips: 827

Slip Size	12' - 25'	26' - 35'	36'-50'	50' +	Total
Number of Slips	59	578	151	39	827
	12' - 25'	26' - 35'	36'-50'	50' +	
2003	\$ 8.00	\$ 10.54	\$ 12.96	\$ 14.39	
2004	\$ 8.00	\$ 9.95	\$ 13.28	\$ 14.95	
2005	\$ 9.71	\$ 10.89	\$ 13.21	\$ 17.23	
2006	\$ 9.71	\$ 10.89	\$ 13.21	\$ 17.23	
2007	\$ 9.71	\$ 12.06	\$ 15.64	\$ 19.20	
2008	\$ 10.67	\$ 12.80	\$ 16.58	\$ 17.65	
2009	\$ 10.67	\$ 12.80	\$ 16.58	\$ 17.65	
Period Change					
2003-2008	33.4%	21.4%	27.9%	22.7%	
2003-2009	33.4%	21.4%	27.9%	22.7%	
Annual Change					
2003-2008	6.7%	4.3%	5.6%	4.5%	
2003-2009	5.6%	3.6%	4.7%	3.8%	
Indexed Rates					
2001					
2003	0.76	1.00	1.23	1.37	
2004	0.80	1.00	1.33	1.50	
2005	0.89	1.00	1.21	1.38	
2006	0.89	1.00	1.21	1.38	
2007	0.81	1.00	1.30	1.50	
2008	0.83	1.00	1.33	1.38	
2009	0.83	1.00	1.33	1.38	

Note: In most cases, 2003-2008 rents given are the median of MDR pricing survey data for each size category. Where data was unavailable green highlighted data points were interpolated based on other available data.



APPENDIX B - SOCAL PRICING

SoCal Marina Pricing Data

Marina: Port Royal (Redondo Beach)

Number of Slips: 338

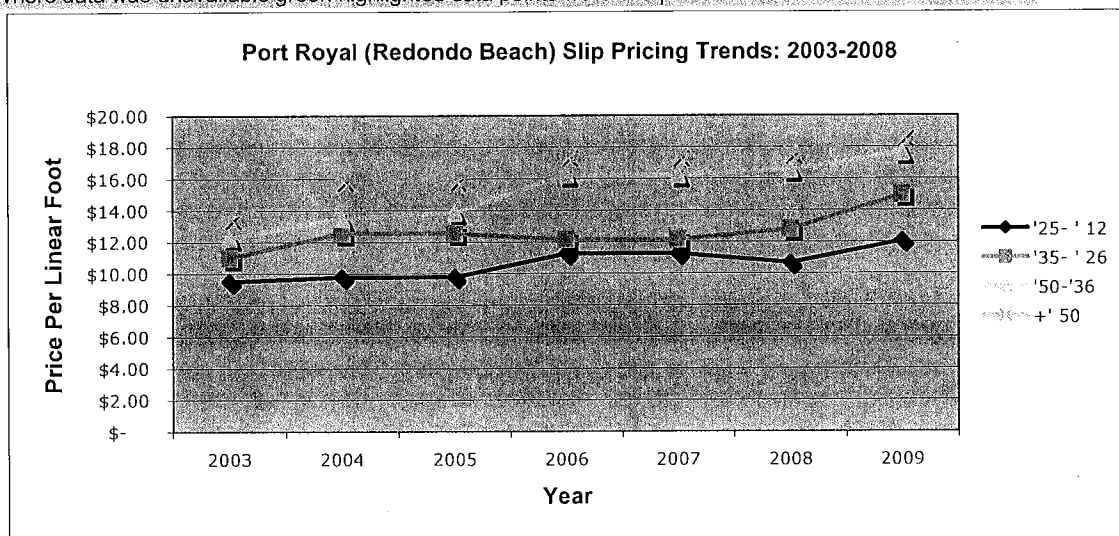
Slip Size	12' - 25'	26' - 35'	36'-50'	50' +	Total
Number of Slips	157	149	26	6	338
	12' - 25'	26' - 35'	36'-50'	50' +	
2003	\$ 9.50	\$ 11.00	\$ 12.28	\$ 13.60	
2004	\$ 9.80	\$ 12.55	\$ 13.50	\$ 16.00	
2005	\$ 9.80	\$ 12.55	\$ 13.88	\$ 16.00	
2006	\$ 11.25	\$ 12.13	\$ 16.25	\$ 17.50	
2007	\$ 11.25	\$ 12.13	\$ 16.25	\$ 17.50	
2008	\$ 10.67	\$ 12.80	\$ 16.58	\$ 17.65	
2009	\$ 12.06	\$ 14.98	\$ 17.65	\$ 18.73	

Period Change				
2003-2008	12.3%	16.4%	35.0%	29.8%
2003-2009	26.9%	36.2%	43.7%	37.7%

Annual Change				
2003-2008	2.5%	3.3%	7.0%	6.0%
2003-2009	4.5%	6.0%	7.3%	6.3%

Indexed Rates	12' - 25'	26' - 35'	36'-50'	50' +
2001				
2003	0.86	1.00	1.12	1.14
2004	0.78	1.00	1.08	1.17
2005	0.78	1.00	1.11	1.17
2006	0.93	1.00	1.34	1.44
2007	0.93	1.00	1.24	1.44
2008	0.83	1.00	1.38	1.38
2009	0.81	1.00	1.11	1.25

Note: In most cases, 2003-2008 rents given are the median of MDR pricing survey data for each size category. Where data was unavailable green highlighted data points were interpolated based on other available data.



APPENDIX B - SOCAL PRICING

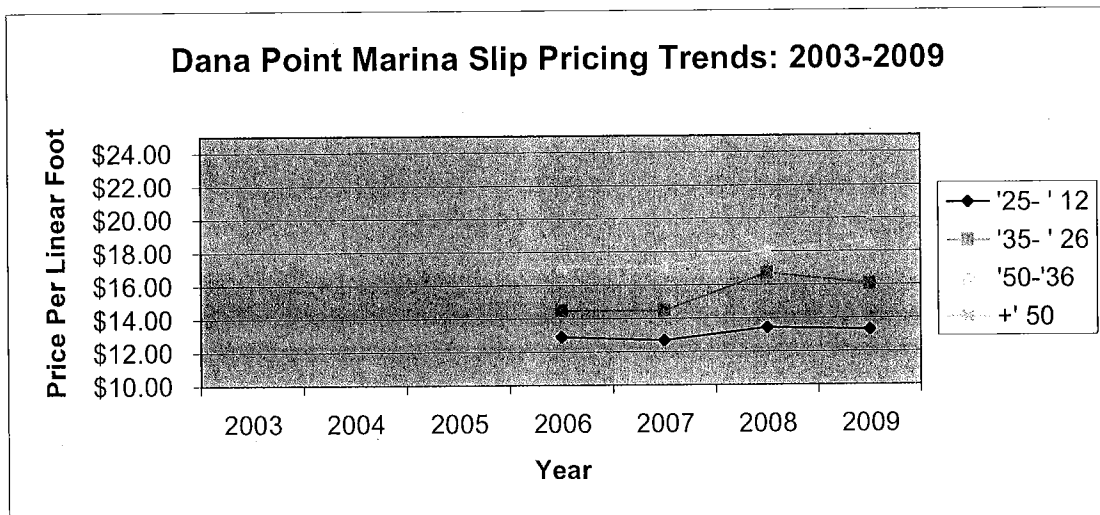
SoCal Marina Pricing Data

Marina: Dana Point

Number of Slips: 1,436

Slip Size	12' - 25'	26' - 35'	36'-50'	50' +	Total
Number of Slips	752	474	168	42	1,436
	12' - 25'	26' - 35'	36'-50'	50' +	
2003					
2004					
2005					
2006	\$ 12.92	\$ 14.48	\$ 17.15	\$ 19.57	
2007	\$ 12.69	\$ 14.48	\$ 17.15	\$ 19.57	
2008	\$ 13.44	\$ 16.72	\$ 18.09	\$ 18.58	
2009	\$ 13.32	\$ 16.06	\$ 18.69	\$ 19.92	
Period Change					
2006-2008	4.0%	15.5%	5.5%	-5.1%	
2006-2009	3.1%	10.9%	9.0%	1.8%	
Annual Change					
2006-2008	2.0%	7.7%	2.7%	-2.5%	
2006-2009	1.0%	3.6%	3.0%	0.6%	
Indexed Rates					
	12' - 25'	26' - 35'	36'-50'	50' +	
2001					
2003	#DIV/0!	1.00	#DIV/0!	#DIV/0!	
2004	#DIV/0!	1.00	#DIV/0!	#DIV/0!	
2005	#DIV/0!	1.00	#DIV/0!	#DIV/0!	
2006	0.89	1.00	1.18	1.35	
2007	0.88	1.00	1.16	1.33	
2008	0.80	1.00	1.03	1.11	
2009	0.83	1.00	1.11	1.24	

Note: In most cases, 2003-2008 rents given are the median of MDR pricing survey data for each size category. Where data was unavailable green highlighted data points were interpolated based on other available data.



APPENDIX B - SOCAL PRICING

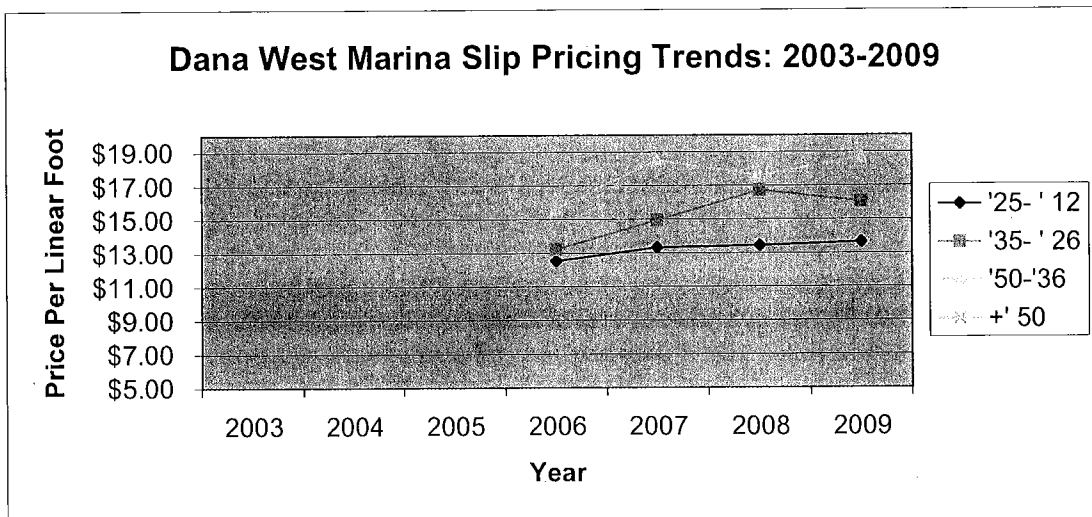
SoCal Marina Pricing Data

Marina: Dana West Marina

Number of Slips: 981

Slip Size	12' - 25'	26' - 35'	36'-50'	50' +	Total
Number of Slips	288	511	160	22	981
	12' - 25'	26' - 35'	36'-50'	50' +	
2003					
2004					
2005					
2006	\$ 12.53	\$ 13.22	\$ 15.63	\$ 15.86	
2007	\$ 13.34	\$ 14.94	\$ 18.52	\$ 17.72	
2008	\$ 13.44	\$ 16.72	\$ 17.60	\$ 18.58	
2009	\$ 13.65	\$ 16.05	\$ 18.69	\$ 18.98	
Period Change					
2006-2008	7.3%	26.5%	12.6%	17.2%	
2006-2009	8.9%	21.4%	19.6%	19.7%	
Annual Change					
2006-2008	3.6%	13.2%	6.3%	8.6%	
2006-2009	3.0%	7.1%	6.5%	6.6%	
Indexed Rates					
2001					
2003	#DIV/0!	1.00	#DIV/0!	#DIV/0!	
2004	#DIV/0!	1.00	#DIV/0!	#DIV/0!	
2005	#DIV/0!	1.00	#DIV/0!	#DIV/0!	
2006	0.95	1.00	1.18	1.20	
2007	0.89	1.00	1.24	1.29	
2008	0.80	1.00	1.05	1.11	
2009	0.85	1.00	1.15	1.18	

Note: In most cases, 2003-2008 rents given are the median of MDR pricing survey data for each size category.
Where data was unavailable green highlighted data points were interpolated based on other available data.



APPENDIX B - SOCIAL PRICING

SoCal Marina Pricing Data

Marina: Lido Yacht Anchorage (Newport Beach)

Number of Slips: 251

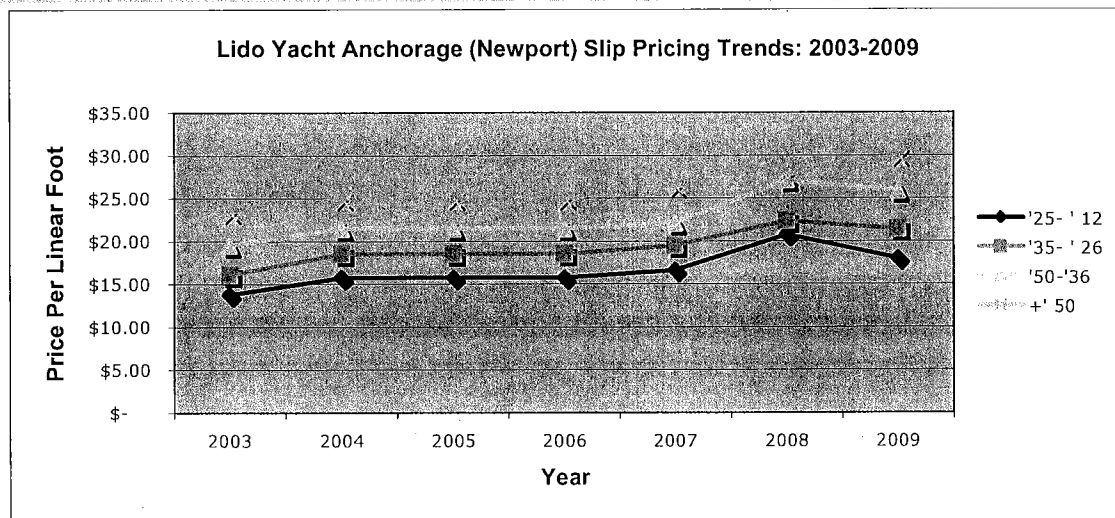
Slip Size	12' - 25'	26' - 35'	36'-50'	50' +	Total
Number of Slips	60	116	50	25	251
	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	
2003	\$ 13.78	\$ 16.10	\$ 19.58	\$ 23.44	
2004	\$ 15.75	\$ 18.50	\$ 21.50	\$ 25.00	
2005	\$ 15.75	\$ 18.50	\$ 21.50	\$ 25.00	
2006	\$ 15.75	\$ 18.50	\$ 21.50	\$ 25.00	
2007	\$ 16.63	\$ 19.50	\$ 22.13	\$ 26.38	
2008	\$ 20.75	\$ 22.38	\$ 27.13	\$ 27.75	
2009	\$ 18.00	\$ 21.38	\$ 25.88	\$ 30.00	

<u>Period Change</u>				
2003-2008	50.6%	39.0%	38.6%	18.4%
2003-2009	30.6%	32.8%	32.2%	28.0%

<u>Annual Change</u>				
2003-2008	10.1%	7.8%	7.7%	3.7%
2003-2009	5.1%	5.5%	5.4%	4.7%

<u>Indexed Rates</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>
2001				
2003	0.86	1.00	1.22	1.35
2004	0.85	1.00	1.16	1.35
2005	0.85	1.00	1.16	1.35
2006	0.85	1.00	1.16	1.35
2007	0.85	1.00	1.16	1.35
2008	0.93	1.00	1.24	1.24
2009	0.84	1.00	1.24	1.40

Note: In most cases, 2003-2008 rents given are the median of MDR pricing survey data for each size category. Where data was unavailable green highlighted data points were interpolated based on other available data.



APPENDIX B - SOCAL PRICING

SoCal Marina Pricing Data

Marina: Bayside Marina (Newport Beach)

Number of Slips: 101

Slip Size	12' - 25'	26' - 35'	36'-50'	50' +	Total
Number of Slips	40	28	6	27	101
	12' - 25'	26' - 35'	36'-50'	50' +	
2003	\$ 18.07	\$ 22.47	\$ 27.45	\$ 32.60	
2004	\$ 18.43	\$ 22.36	\$ 25.13	\$ 32.00	
2005	\$ 18.43	\$ 22.36	\$ 25.13	\$ 32.00	
2006	\$ 23.13	\$ 28.38	\$ 37.63	\$ 42.75	
2007	\$ 23.13	\$ 28.38	\$ 37.63	\$ 42.75	
2008	\$ 22.21	\$ 30.72	\$ 45.44	\$ 52.40	
2009	\$ 21.28	\$ 31.95	\$ 40.56	\$ 49.53	

Period Change

2003-2008	22.9%	36.7%	65.5%	60.7%
2003-2009	17.8%	42.2%	47.8%	51.9%

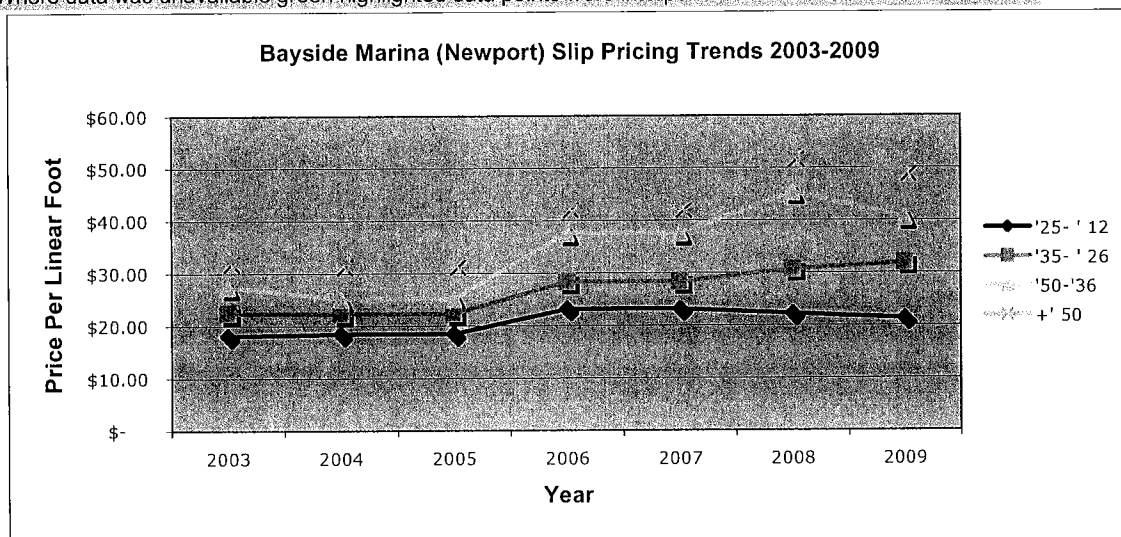
Annual Change

2003-2008	4.6%	7.3%	13.1%	12.1%
2003-2009	3.0%	7.0%	8.0%	8.7%

Indexed Rates

	12' - 25'	26' - 35'	36'-50'	50' +
2001				
2003	0.80	1.00	1.22	1.55
2004	0.82	1.00	1.12	1.43
2005	0.82	1.00	1.12	1.43
2006	0.82	1.00	1.33	1.51
2007	0.82	1.00	1.25	1.51
2008	0.72	1.00	1.44	1.71
2009	0.67	1.00	1.2	1.55

Note: In most cases, 2003-2008 rents given are the median of MDR pricing survey data for each size category. Where data was unavailable green highlighted data points were interpolated based on other available data.



APPENDIX B - SOCAL PRICING

SoCal Marina Pricing Data

Marina: Channel Islands Marina (Ventura)

Number of Slips: 403

Slip Size	12' - 25'	26' - 35'	36'-50'	50' +	Total
Number of Slips	28	105	234	36	403
	12' - 25'	26' - 35'	36'-50'	50' +	
2003	\$ 8.40	\$ 8.40	\$ 9.45	\$ 10.81	
2004	\$ 8.40	\$ 8.40	\$ 9.45	\$ 10.81	
2005	\$ 8.40	\$ 8.56	\$ 9.55	\$ 10.98	
2006	\$ 8.40	\$ 8.56	\$ 9.55	\$ 10.98	
2007	\$ 11.28	\$ 13.61	\$ 16.87	\$ 19.30	
2008	\$ 12.76	\$ 14.60	\$ 19.43	\$ 21.60	
2009	\$ 11.75	\$ 12.68	\$ 15.34	\$ 18.18	

Period Change

2003-2008	51.9%	73.8%	105.6%	99.8%
2003-2009	39.9%	51.0%	62.3%	68.2%

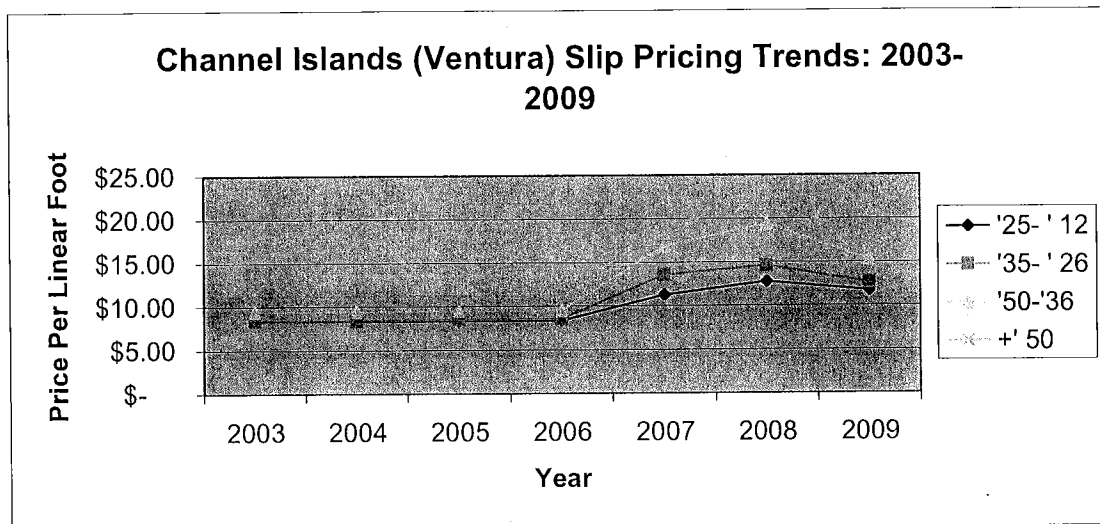
Annual Change

2003-2008	10.4%	14.8%	21.1%	20.0%
2003-2009	6.6%	8.5%	10.4%	11.4%

Indexed Rates

	12' - 25'	26' - 35'	36'-50'	50' +
2001				
2003	1.00	1.00	1.13	1.19
2004	1.00	1.00	1.13	1.19
2005	0.98	1.00	1.12	1.18
2006	0.98	1.00	1.12	1.18
2007	0.83	1.00	1.24	1.42
2008	0.87	1.00	1.33	1.48
2009	0.93	1.00	1.21	1.43

Note: In most cases, 2003-2008 rents given are the median of MDR pricing survey data for each size category. Where data was unavailable green highlighted data points were interpolated based on other available data.



APPENDIX B - SOCAL PRICING

SoCal Marina Pricing Data

Marina: Anacapa Isle Marina (Ventura)

Number of Slips: 438

Slip Size	12' - 25'	26' - 35'	36'-50'	50' +	Total
Number of Slips	134	158	99	47	438
	12' - 25'	26' - 35'	36'-50'	50' +	
2003	\$ 10.92	\$ 11.97	\$ 12.38	\$ 13.04	
2004	\$ 11.52	\$ 13.53	\$ 14.24	\$ 15.56	
2005	\$ 11.64	\$ 13.71	\$ 15.64	\$ 17.02	
2006	\$ 12.80	\$ 15.63	\$ 18.44	\$ 19.63	
2007	\$ 12.80	\$ 15.63	\$ 18.44	\$ 19.63	
2008	\$ 12.48	\$ 13.96	\$ 16.89	\$ 18.56	
2009	\$ 13.48	\$ 14.90	\$ 17.85	\$ 20.05	

Period Change

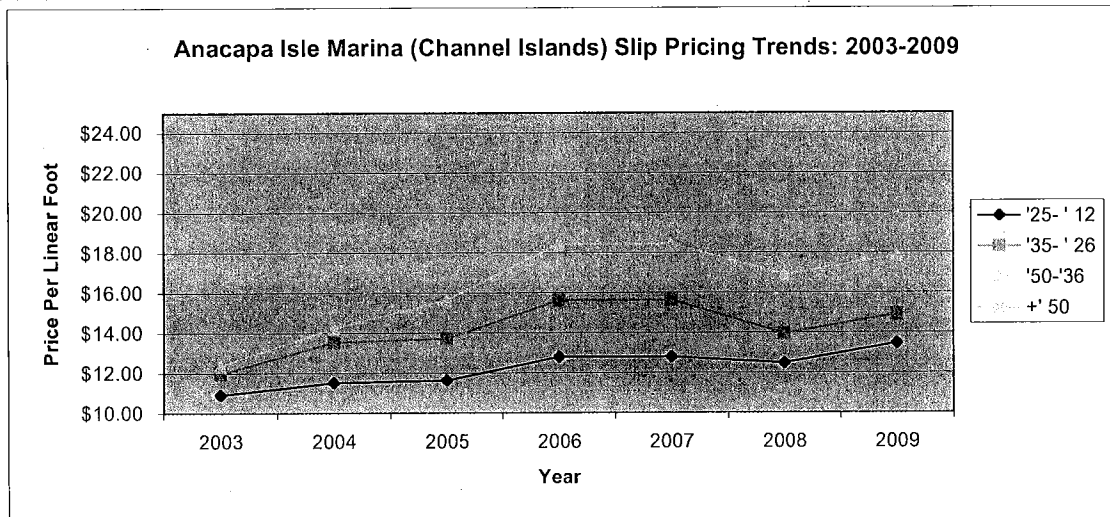
2003-2008	14.3%	16.6%	36.4%	42.3%
2003-2009	23.4%	24.5%	44.2%	53.8%

Annual Change

2003-2008	2.9%	3.3%	7.3%	8.5%
2003-2009	3.9%	4.1%	7.4%	9.0%

Indexed Rates	12' - 25'	26' - 35'	36'-50'	50' +
2001				
2003	0.91	1.00	1.03	1.12
2004	0.85	1.00	1.05	1.15
2005	0.85	1.00	1.14	1.14
2006	0.82	1.00	1.18	1.26
2007	0.82	1.00	1.18	1.26
2008	0.89	1.00	1.21	1.33
2009	0.90	1.00	1.24	1.35

Note: In most cases, 2003-2008 rents given are the median of MDR pricing survey data for each size category. Where data was unavailable green highlighted data points were interpolated based on other available data.



APPENDIX C: Slip Vacancy & Patterns in Marina Del Rey**Version: MDR - Vacancy Data 2009-3-16****TABLE OF CONTENTS**

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Note: Independently Priced Slips are those slips that are not associated with yacht club, hotels, boat yards and/or boat sales. These include slips belonging to parcels 7,8,10,13,15,18,20,21,28,111/112.

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APPENDIX C - MDR VACANCY

MDR Vacancy Data

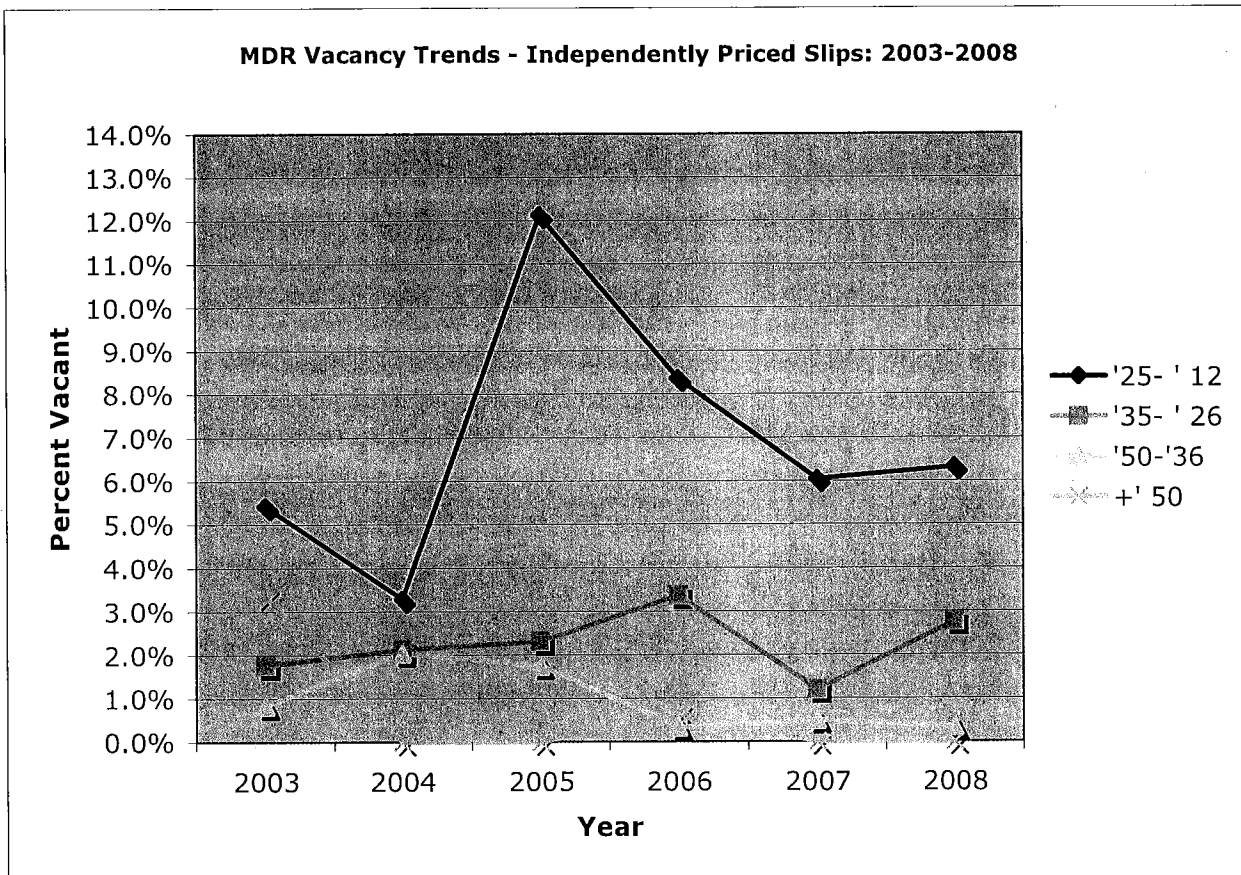
Independently Priced Slips - Vacancy Trends

Number of Slips: 2,442

<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	612	1,088	593	149	2,442
	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
2003	5.4%	1.8%	0.8%	3.4%	2.6%
2004	3.3%	2.1%	2.0%	0.0%	2.3%
2005	12.1%	2.3%	1.8%	0.0%	4.5%
2006	8.4%	3.4%	0.3%	0.7%	3.7%
2007	6.0%	1.2%	0.5%	0.0%	2.2%
2008	6.3%	2.8%	0.3%	0.0%	2.9%

Note: 2003-2008 data points are taken from July MDR vacancy survey data for each size category.

* Efforts to obtain vacancy data for 2009 produced anomalous and internally inconsistent results, which appear to reflect patterns of seasonal changes that vary widely among different marinas.



APPENDIX C - MDR VACANCY

MDR Vacancy Data

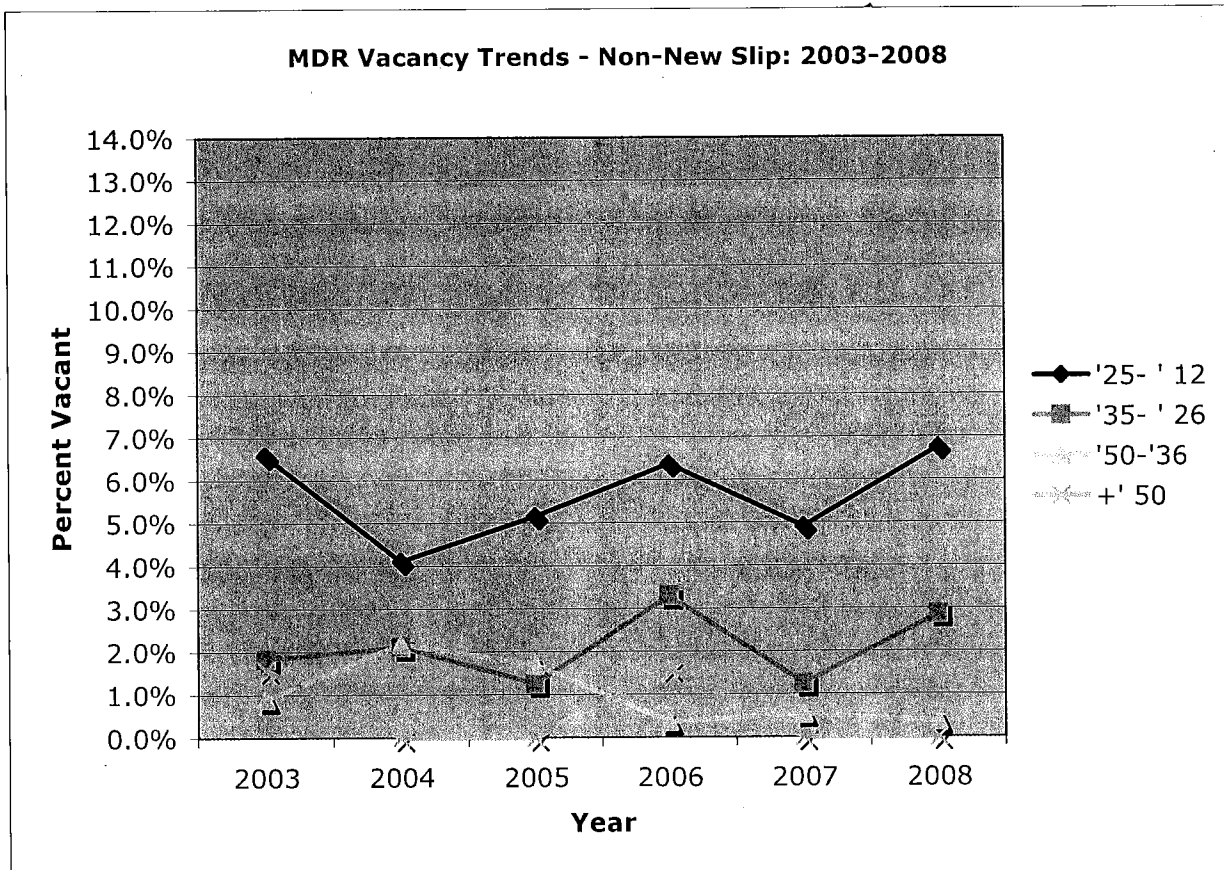
Independently Priced Slips - Non-New Slip Vacancy Trends (Excludes Parcels 111, 112)

Number of Slips: 2,155

<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	489	1,049	554	63	2,155
<u>Year</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
2003	6.6%	1.8%	0.9%	1.6%	2.7%
2004	4.1%	2.1%	2.2%	0.0%	2.5%
2005	5.2%	1.3%	1.7%	0.0%	2.2%
2006	6.4%	3.3%	0.4%	1.6%	3.2%
2007	4.9%	1.2%	0.5%	0.0%	1.9%
2008	6.7%	2.9%	0.4%	0.0%	3.0%

Note: 2003-2008 data points are taken from July MDR vacancy survey data for each size category.

* Efforts to obtain vacancy data for 2009 produced anomalous and internally inconsistent results, which appear to reflect patterns of seasonal changes that vary widely among different marinas.



APPENDIX C - MDR VACANCY

MDR Vacancy Data

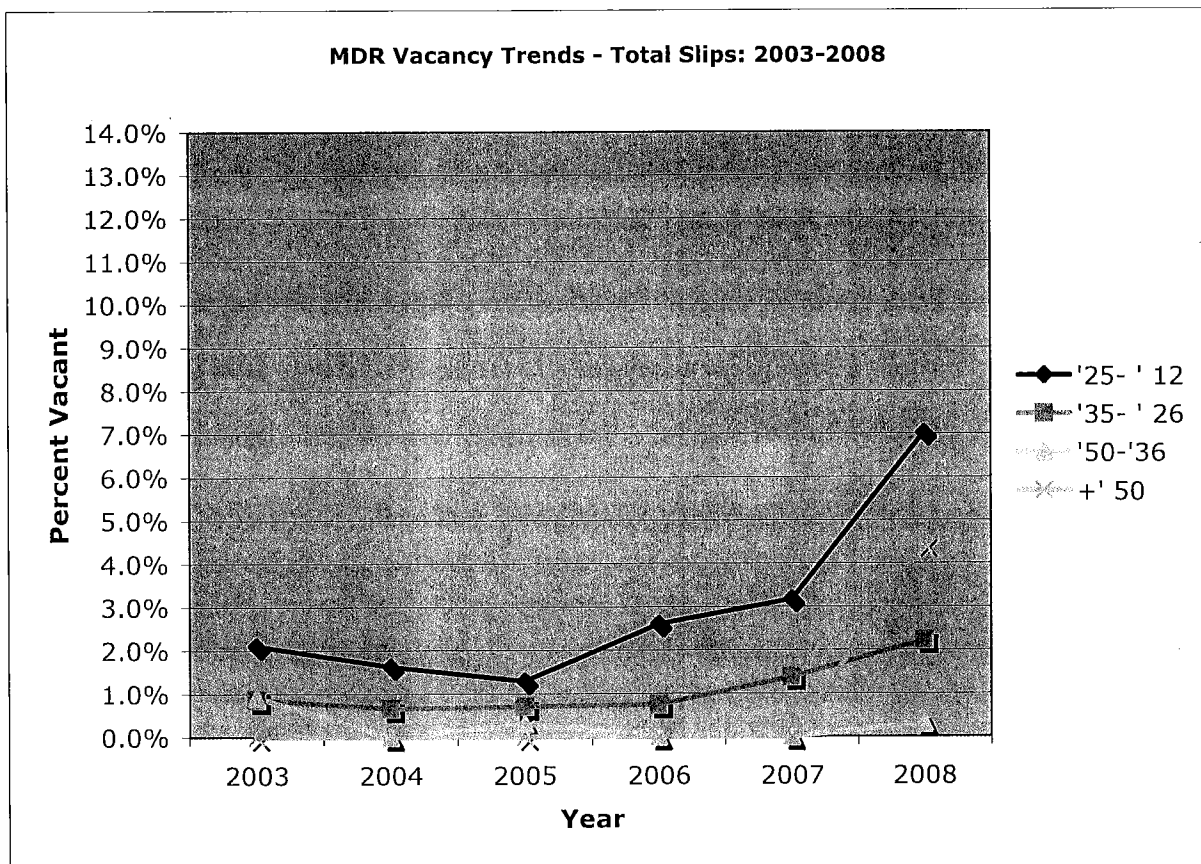
Adjacency Affected Slips - Vacancy Trends

Number of Slips: 1,786

<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	603	811	327	45	1,786
	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
2003	2.1%	0.9%	0.9%	0.0%	1.3%
2004	1.6%	0.7%	0.0%	0.0%	0.8%
2005	1.3%	0.7%	0.3%	0.0%	0.8%
2006	2.6%	0.7%	0.0%	0.0%	1.2%
2007	3.2%	1.4%	0.0%	0.0%	1.7%
2008	7.0%	2.2%	0.3%	4.4%	3.5%

Note: 2003-2008 data points are taken from July MDR vacancy survey data for each size category.

* Efforts to obtain vacancy data for 2009 produced anomalous and internally inconsistent results, which appear to reflect patterns of seasonal changes that vary widely among different marinas.



APPENDIX C - MDR VACANCY

MDR Vacancy Data

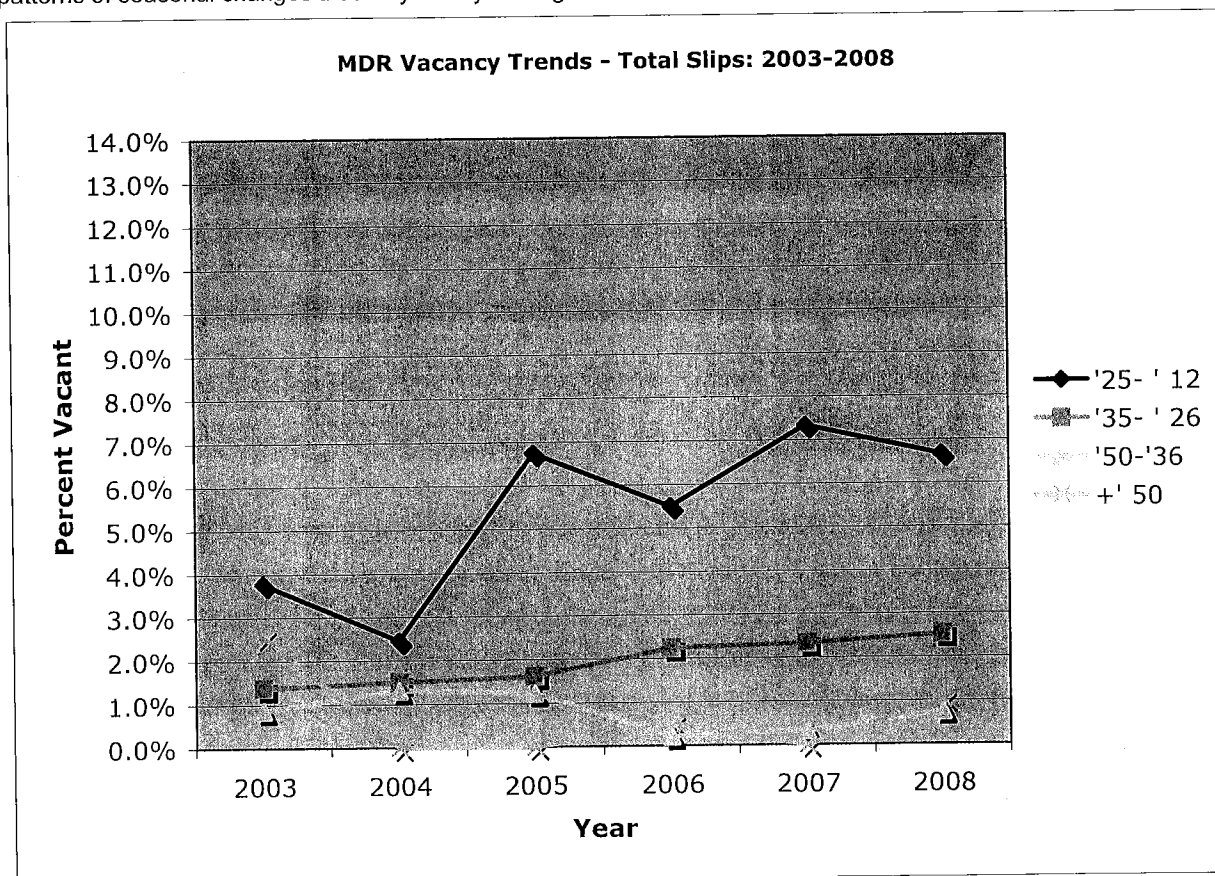
All Slips - Vacancy Trends

Number of Slips: 4,228

<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	1,215	1,899	920	194	4,228
	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
2003	3.8%	1.4%	0.9%	2.6%	2.0%
2004	2.5%	1.5%	1.3%	0.0%	1.7%
2005	6.7%	1.6%	1.2%	0.0%	2.9%
2006	5.5%	2.2%	0.2%	0.5%	2.7%
2007	7.3%	2.3%	0.3%	0.0%	3.2%
2008	6.7%	2.5%	0.8%	1.0%	3.3%

Note: 2003-2008 data points are taken from July MDR vacancy survey data for each size category.

* Efforts to obtain vacancy data for 2009 produced anomalous and internally inconsistent results, which appear to reflect patterns of seasonal changes that vary widely among different marinas.



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Independently Priced Slips

APPENDIX C - MDR VACANCY

MDR Vacancy Data

Parcel: 7 - Tahiti Marina

Number of Slips: 214

<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	0	132	61	21	214
<u>Year</u>		0.8%	0.0%	0.0%	
2003		0.8%	0.0%	4.8%	
2004		0.0%	0.0%	0.0%	
2005		0.0%	0.0%	0.0%	
2006		0.0%	0.0%	0.0%	
2007		0.0%	0.0%	0.0%	
2008		1.5%	0.0%	0.0%	
2009*		3.0%	0.0%	14.3%	

* 2009 data points are from February 2009 while all other data points are from July of the corresponding year. As a result, it is possible that seasonal vacancy changes may skew the trend results.

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APPENDIX C - MDR VACANCY

MDR Vacancy Data

Parcel: 8 - Bay Club

Number of Slips: 231

<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	0	170	61	0	231
<u>Year</u>		1.8%	0.0%		
2003		0.0%	1.6%		
2004		0.6%	0.0%		
2005		0.0%	0.0%		
2006		0.0%	0.0%		
2007		0.0%	0.0%		
2008		0.0%	0.0%		
2009*		5.9%	1.6%		

* 2009 data points are from February 2009 while all other data points are from July of the corresponding year. As a result, it is possible that seasonal vacancy changes may skew the trend results.

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APPENDIX C - MDR VACANCY

MDR Vacancy Data

Parcel: 10-Neptune

Number of Slips: 184

<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	14	150	20	0	184
<u>Year</u>					
2003	0.0%	0.0%	0.0%		
2004	0.0%	1.3%	0.0%		
2005	0.0%	0.0%	0.0%		
2006	7.1%	4.0%	5.0%		
2007	0.0%	0.7%	0.0%		
2008	0.0%	1.3%	0.0%		
2009*	7.1%	0.7%	20.0%		

* 2009 data points are from February 2009 while all other data points are from July of the corresponding year. As a result, it is possible that seasonal vacancy changes may skew the trend results.

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APPENDIX C - MDR VACANCY

MDR Vacancy Data

Parcel: 13 - Villa del Mar

Number of Slips: 186

<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	0	33	145	8	186
<u>Year</u>					
2003		0.0%	0.0%	0.0%	
2004		6.1%	0.0%	0.0%	
2005		0.0%	0.0%	0.0%	
2006		0.0%	0.0%	0.0%	
2007		0.0%	0.0%	0.0%	
2008		0.0%	0.0%	0.0%	
2009*		3.0%	0.7%	12.5%	

* 2009 data points are from February 2009 while all other data points are from July of the corresponding year. As a result, it is possible that seasonal vacancy changes may skew the trend results.

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APPENDIX C - MDR VACANCY

MDR Vacancy Data

Parcel: 15 - Bar Harbor / Espirit 2

Number of Slips: 215

<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	98	65	52	0	215
<u>Year</u>					
2003	4.1%	0.0%	0.0%		
2004	0.0%	1.5%	1.9%		
2005	2.0%	0.0%	0.0%		
2006	1.0%	0.0%	0.0%		
2007	33.7%	30.8%	0.0%		*Vacancy increasing as docks to be demolished.
2008	0.0%	0.0%	7.7%		
2009*	N/A	N/A	N/A		*Currently under construction

* 2009 data points are from February 2009 while all other data points are from July of the corresponding year. As a result, it is possible that seasonal vacancy changes may skew the trend results.

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APPENDIX C - MDR VACANCY

MDR Vacancy Data

Parcel: 18 - Dolphin Marina

Number of Slips: 424

<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	200	107	83	34	424
<u>Year</u>					
2003	3.0%	1.9%	4.8%	0.0%	
2004	3.5%	3.7%	9.6%	0.0%	
2005	1.0%	0.9%	0.0%	0.0%	
2006	3.0%	0.9%	0.0%	2.9%	
2007	3.0%	0.9%	0.0%	0.0%	
2008	1.0%	3.7%	0.0%	0.0%	
2009*	0.0%	0.0%	0.0%	0.0%	

* 2009 data points are from February 2009 while all other data points are from July of the corresponding year. As a result, it is possible that seasonal vacancy changes may skew the trend results.

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APPENDIX C - MDR VACANCY

MDR Vacancy Data

Parcel: 20 - Panay Way / Tradewinds Marina

Number of Slips: 149

<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	55	75	19	0	149
<u>Year</u>					
2003	20.4%	9.6%	0.0%		
2004	9.3%	9.6%	11.1%		
2005	20.4%	6.8%	38.9%		
2006	16.7%	31.5%	0.0%		
2007	1.9%	4.1%	0.0%		
2008	0.0%	2.7%	0.0%		
2009*	0.0%	0.0%	0.0%		

*Reconfiguration completed changing total slips from 145 to 149.

* 2009 data points are from February 2009 while all other data points are from July of the corresponding year. As a result, it is possible that seasonal vacancy changes may skew the trend results.

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APPENDIX C - MDR VACANCY

MDR Vacancy Data

Parcel: 21 - Holiday Harbor

Number of Slips: 183

<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	122	50	11	0	183
<u>Year</u>					
2003	9.0%	0.0%	0.0%		
2004	6.6%	10.0%	0.0%		
2005	8.2%	8.0%	0.0%		
2006	11.5%	2.0%	0.0%		
2007	13.9%	6.0%	0.0%		
2008	25.4%	8.0%	0.0%		
2009*	0.0%	0.0%	0.0%		

* 2009 data points are from February 2009 while all other data points are from July of the corresponding year. As a result, it is possible that seasonal vacancy changes may skew the trend results.

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APPENDIX C - MDR VACANCY

MDR Vacancy Data

Parcel: 28 - Mariner's Bay

Number of Slips: 369

<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	0	267	102	0	369
<u>Year</u>					
2003		3.4%	0.0%		
2004		0.0%	1.0%		
2005		1.1%	2.0%		
2006		1.1%	1.0%		
2007		1.9%	2.9%		
2008		6.0%	2.0%		
2009*		13.1%	0.0%		

* 2009 data points are from February 2009 while all other data points are from July of the corresponding year. As a result, it is possible that seasonal vacancy changes may skew the trend results.

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APPENDIX C - MDR VACANCY

MDR Vacancy Data

Parcel: 111 - Marina Harbor

Number of Slips: 112

<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	21	28	17	46	112
<u>Year</u>					
2003	4.8%	0.0%	0.0%	8.7%	
2004	0.0%	3.6%	0.0%	0.0%	
2005	4.8%	42.9%	5.9%	0.0%	
2006	4.8%	3.6%	0.0%	0.0%	*Reconfiguration completed changing total slips from 248 to 112.
2007	0.0%	0.0%	0.0%	0.0%	
2008	12.7%	0.0%	0.0%	0.0%	
2009*	2.4%	0.0%	2.6%	9.3%	

* 2009 data points are from February 2009 while all other data points are from July of the corresponding year. As a result, it is possible that seasonal vacancy changes may skew the trend results.

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APPENDIX C - MDR VACANCY

MDR Vacancy Data

Parcel: 112 - Marina Harbor

Number of Slips: 175

<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	102	11	22	40	175
<u>Year</u>					
2003	n/a	n/a	n/a	n/a	*Majority of slips vacated for redevelopment, not included in summary data
2004	0.0%	0.0%	0.0%	0.0%	*Reconfiguration completed changing total slips from 315 to 175.
2005	47.1%	0.0%	0.0%	0.0%	
2006	18.6%	9.1%	0.0%	0.0%	
2007	12.7%	0.0%	0.0%	0.0%	
2008	2.9%	0.0%	0.0%	0.0%	
2009*	2.4%	0.0%	2.6%	9.3%	

* 2009 data points are from February 2009 while all other data points are from July of the corresponding year. As a result, it is possible that seasonal vacancy changes may skew the trend results.

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Adjacency Affected Slips

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APPENDIX C - MDR VACANCY

MDR Vacancy Data

Parcel: 41 - Catalina Yacht Anchorage

Number of Slips: 148

<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	101	46	1	0	148
<u>Year</u>					
2003	2.0%	2.2%	0.0%		
2004	2.0%	2.2%	0.0%		
2005	2.0%	6.5%	100.0%		
2006	0.0%	0.0%	0.0%		
2007	0.0%	0.0%	0.0%		
2008	0.0%	0.0%	0.0%		
2009*					

* 2009 data was not collected for adjacency affected marinas because study was focused on independent pricing trends

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APPENDIX C - MDR VACANCY

MDR Vacancy Data

Parcel: 42/43 - MDR Hotel

Number of Slips: 349

<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	107	192	50	0	349
<u>Year</u>					
2003	7.5%	0.5%	0.0%		
2004	1.9%	1.0%	0.0%		
2005	1.9%	0.0%	0.0%		
2006	5.6%	0.0%	0.0%		
2007	0.0%	0.0%	0.0%		
2008	6.5%	1.6%	0.0%		
2009*					

* 2009 data was not collected for adjacency affected marinas because study was focused on independent pricing trends

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APPENDIX C - MDR VACANCY

MDR Vacancy Data

Parcel: 44 - Pier 44

Number of Slips: 232

<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	147	84	1	0	232
<u>Year</u>					
2003	1.8%	0.0%	0.0%		
2004	1.1%	0.0%	0.0%		
2005	2.6%	0.0%	0.0%		
2006	6.6%	0.0%	0.0%		
2007	11.0%	2.6%	0.0%		
2008	15.4%	0.0%	0.0%		
2009*					

* 2009 data was not collected for adjacency affected marinas because study was focused on independent pricing trends

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APPENDIX C - MDR VACANCY

MDR Vacancy Data

Parcel: 45/47 - SMYC

Number of Slips: 332

<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	178	146	8	0	332
<u>Year</u>					
2003	0.0%	0.0%	0.0%		
2004	1.8%	0.9%	0.0%		
2005	0.0%	1.8%	0.0%		
2006	0.0%	2.8%	0.0%		
2007	0.0%	2.8%	0.0%		
2008	7.1%	2.8%	0.0%		
2009*					

* 2009 data was not collected for adjacency affected marinas because study was focused on independent pricing trends

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APPENDIX C - MDR VACANCY

MDR Vacancy Data

Parcel: 53 - Yamaha

Number of Slips: 103

<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	32	62	9	0	103
<u>Year</u>					
2003	0.0%	0.0%	0.0%		
2004	3.1%	1.6%	0.0%		
2005	0.0%	0.0%	0.0%		
2006	0.0%	3.2%	0.0%		
2007	0.0%	0.0%	0.0%		
2008	0.0%	0.0%	0.0%		
2009*					

* 2009 data was not collected for adjacency affected marinas because study was focused on independent pricing trends

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APPENDIX C - MDR VACANCY

MDR Vacancy Data

Parcel: 54 - Windward Yacht Club

Number of Slips: 53

<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	0	4	35	14	53
<u>Year</u>					
2003		0.0%	2.9%	0.0%	
2004		0.0%	0.0%	0.0%	
2005		0.0%	0.0%	0.0%	
2006		0.0%	0.0%	0.0%	
2007		0.0%	0.0%	0.0%	
2008		0.0%	0.0%	7.1%	
2009*					

* 2009 data was not collected for adjacency affected marinas because study was focused on independent pricing trends

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APPENDIX C - MDR VACANCY

MDR Vacancy Data

Parcel: 125 - Marina City

Number of Slips: 316

<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	13	205	80	18	316
<u>Year</u>					
2003	0.0%	1.0%	0.0%	0.0%	
2004	0.0%	0.0%	0.0%	0.0%	
2005	0.0%	0.0%	0.0%	0.0%	
2006	0.0%	0.0%	0.0%	0.0%	
2007	23.1%	2.4%	0.0%	0.0%	
2008	0.0%	5.4%	1.3%	5.6%	
2009*					

* 2009 data was not collected for adjacency affected marinas because study was focused on independent pricing trends

DRAFT

APPENDIX C - MDR VACANCY

MDR Vacancy Data

Parcel: 132 - California Yacht Club

Number of Slips: 253

<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	25	72	143	13	253
<u>Year</u>					
2003	0.0%	4.2%	1.4%	0.0%	
2004	0.0%	0.0%	0.0%	0.0%	
2005	0.0%	0.0%	0.0%	0.0%	
2006	0.0%	0.0%	0.0%	0.0%	
2007	0.0%	0.0%	0.0%	0.0%	
2008	0.0%	0.0%	0.0%	0.0%	
2009*					

* 2009 data was not collected for adjacency affected marinas because study was focused on independent pricing trends

DRAFT

APPENDIX C - MDR VACANCY

MDR Vacancy Data

**** Due to the fact that the recently completed Parcel 12 has still not achieved stabilized pricing (vacancy is currently over 60%), it is not included as a part of the summary data tables.**

Parcel: 12 - Esprit 1

Number of Slips: 216

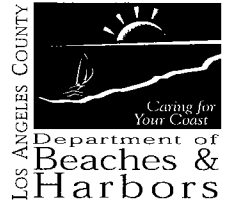
<u>Slip Size</u>	<u>12' - 25'</u>	<u>26' - 35'</u>	<u>36'-50'</u>	<u>50' +</u>	<u>Total</u>
Number of Slips	0	30	111	75	216
<u>Year</u>					
2003					
2004					
2005					
2006					
2007					
2008					
2009*					

* 2009 data was not collected for adjacency affected marinas because study was focused on independent pricing trends

DRAFT



To enrich lives through effective and caring service



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

April 2, 2009

TO: Small Craft Harbor Commission
FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Director

SUBJECT: **AGENDA ITEM 5a – ELECTION OF COMMISSION OFFICERS**

The election of Commission Officers is included as Item 5a on your agenda. Pursuant to Chapter III, Section 8 of the Small Craft Harbor Commission Rules, election of the Chairman and the Vice-Chairman should have occurred in January 2009, the officers to serve until the next election at the following January's regular meeting. Unfortunately, we neglected to have the election conducted following our cancellation of the January 2009 meeting and are, therefore, recommending the election of these officers now.

SHK:PW:ks



To enrich lives through effective and caring service



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

April 2, 2009

TO: Small Craft Harbor Commission
FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Director
Subject: **AGENDA ITEM 5b – OXFORD RETENTION BASIN
FLOOD PROTECTION MULTIUSE ENHANCEMENT PROJECT**

Item 5b on your agenda is a presentation by the Department of Public Works about its Oxford Retention Basin Flood Protection Multiuse Enhancement Project. Mr. Greg Jaquez, Civil Engineer with the Watershed Management Division of the Department of Public Works, will be making the presentation and will address any questions or comments you may have at that time.

SHK:ks



To enrich lives through effective and caring service

April 2, 2009



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

TO: Small Craft Harbor Commission
FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Director

SUBJECT: **ITEM 6a - ONGOING ACTIVITIES REPORT**

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY

At its March 24, 2009 meeting, the Board of Supervisors approved a lease amendment allowing additional time for the Esprit II project (585 residential units, including 47 very low income senior units, and a 225-slip marina) to be constructed on Parcel 15 (formerly Bar Harbor) in consideration of, notably, the lessee's payment of \$1,000,000, to be paid in four equal annual installments of \$250,000 each; an increase in the monthly minimum rent from \$34,606 to \$52,500; termination of both the abatement of monthly minimum rent during the construction period and the deferral of percentage rent; and elimination of the possible earnback of up to 50% of the extension fee.

At its March 17 meeting, the Board adopted a resolution approving the Department's submittal of an application to the State Department of Boating and Waterways for a \$4.6 million grant for its public launch ramp improvement project. The project includes replacing the boarding floats and guide piles; adding a staging dock with guide piles; adding an Americans With Disabilities Act (ADA) accessible gangway; widening the entrance driveway; repaving and marking the parking lot and the access way; and additional miscellaneous items, such as replacing the chain link fencing and improving the drainage.

REGIONAL PLANNING COMMISSION'S CALENDAR

There are no Marina del Rey matters scheduled for consideration by the Regional Planning Commission.

DREDGING UPDATE

The U.S. Army Corps of Engineers (Corps) has ended its project to dredge the Marina channel's south entrance, and the temporary sand separation plant should be completely removed from Dockweiler Beach by the end of April. The Corps had originally hoped to remove 68,000 cubic yards (52,000 cubic meters) of sediment from the south entrance area, but ultimately was able only to dredge a small fraction of that

amount (total amount still to be determined) due to the time and money spent in refining the sand separation process and testing the cleaned sand to determine suitability for beach placement. Although a lesser amount was dredged than anticipated, the project is being considered successful, because permission was granted to place the cleaned sand in an upper beach area of Dockweiler, as well as because valuable lessons were learned for use of the sand separation technology in connection with future dredging projects throughout the nation. The County is currently undertaking efforts to obtain further federal funding to continue south entrance dredging as early as next year.

VENICE PUMPING PLANT DUAL FORCE MAIN PROJECT UPDATE

The traffic study being prepared by the City is expected to be completed in mid April instead of early April. The City will, thereafter, determine whether the traffic section of the Environmental Impact Report (EIR) for the dual force main project will need to be revised. If revisions are required, the EIR will be recirculated.

REDEVELOPMENT PROJECT STATUS REPORT

The updated Marina del Rey Redevelopment Projects Descriptions and Status of Regulatory/Proprietary Approvals report is attached.

UNLAWFUL DETAINER ACTIONS

For the month of March, there were no reported unlawful detainers.

DESIGN CONTROL BOARD MINUTES

The minutes from the January 2009 Design Control Board meeting are attached.

SHK:ks
Attachments



To enrich lives through effective and caring service



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

**MINUTES
OF
MARINA DEL REY
DESIGN CONTROL BOARD**

January 15, 2009 2:00 p.m.

**Department of Beaches and Harbors
Burton Chace Park
Community Building – 13650 Mindanao Way
Marina del Rey, CA 90292**

Members Present:	Susan Cloke, Chair, First District Peter Phinney, A.I.A., Vice-Chair, Fourth District David Abelar, Second District Tony Wong, P.E., Fifth District
Absent Member:	Simon Pastucha, Third District
Department Staff Present:	Santos H. Kreimann, Acting Director Charlotte Miyamoto, Planning Division Chief Ismael Lopez, Planner Teresa Young, Secretary
County Staff Present:	Tom Faughnan, Principal Deputy County Counsel Michael Tripp, Department of Regional Planning
Guests Testifying:	Steve Montagino, Los Angeles County Fire Department Thom Dutton, Los Angeles County Fire Department Joseph Graham, Los Angeles County Fire Department Renolds B. Cairncross, Los Angeles County Fire Department Jennifer Carter, Esprit I Thomas W. Henry, Pacifica Hotel Company Victoria Pakshong, Place Landscape Michael Brown, Kollin Altomare Architects Tim Riley, Marina del Rey Lessees Association Dan Gottlieb, Marina Strand Colony II Resident

1. **Call to Order, Action on Absences and Pledge of Allegiance**

Ms. Cloke called the meeting to order at 2:15 p.m. and led the Pledge of Allegiance

Mr. Phinney (Abelar) moved to excuse Mr. Pastucha from the January 15, 2009 meeting
{Unanimous consent}

2. **Approval of Minutes**

December 18, 2008 minutes approved out of order with the following changes:

Changes shown in **bold, underlined**

- Page 5, second paragraph now reads:

"Ms. Cloke said the Guidelines still had language inconsistencies and asked that these be corrected. She also asked that the Guidelines include a complete tree and street identity index. That pump-out stations be called out."

Mr. Phinney (Abelar) moved to approve the December 18, 2008 minutes as modified
{Unanimous consent}

3. **Design Control Board Reviews**

None

4. **Consent Agenda**

None

5. **Old Business (Item 5 taken out of Agenda order)**

A. **Parcel 129 - LACO Fire Station #110 - DCB #09-001**
Consideration of a new storage shed

Ms. Miyamoto gave the project overview.

Public Comment

None

Ms. Cloke (Phinney) moved to approve DCB #09-001 as submitted {Unanimous consent}

6. **New Business (Item 6A taken out of Agenda order)**

A. **Parcel 12 - Esprit I - DCB #08-017-B**

Further consideration of new directional and apartment building signage

Ms. Carter gave the project overview

Ms. Cloke asked Ms. Carter to show the location of each sign on the Exhibit A site plan

Ms. Carter presented each sign in the DCB submittal and identified the location of each

Ms. Cloke asked if the Marina Facility buildings had public restrooms

Ms. Carter replied that restrooms were available only for boaters. She also added that their proposal for a mole road sign will be contingent on the Department's mole road sign report to be presented in the future to the DCB

Public Comment

None

Board Comment

Mr. Kreimann noted that signs C1 through C5 needed to have consistent wording with all signs depicting either the "Resident Parking #" or "Resident # Parking" format

Ms. Cloke agreed with Mr. Kreimann and stated that the resident parking number could be placed before or after the word "Parking" for consistency purposes

Mr. Phinney suggested placing the dock and slip numbers along the facility building entrances for signs F1, F2 and F3

**Ms. Cloke (Phinney) moved to approve DCB #08-017-B with the following conditions:
{Unanimous consent}**

1. Sign C (directional parking signs)
 - C1 - "RESIDENT 1 PARKING"
 - C2 - "RESIDENT 1-2 PARKING"
 - C3 - "RESIDENT 2 PARKING"
 - C4 - "RESIDENT 3-4-5 PARKING"
2. Sign F (marina facility door signage) - all centered
 - F1 - "ESPRIT" over "MARINA ONE" - centered
 - F2 - "ESPRIT" over "DOCKMASTER" over "OFFICE" over hours of operation
 - F3 - "ESPRIT" over "MARINA THREE" - centered

Ms. Carter noted that Signs C1 through C4 could also have the number after "Parking"

Ms. Cloke disagreed and noted the format should be "Resident # Parking"

B. Parcel 145 - Marina International Hotel - DCB #08-018

Further consideration of hotel building renovations

Mr. Henry gave the project overview

Ms. Pakshong noted the landscape improvements from the previous design

Mr. Henry added they had investigated an alternate design option which would also be presented. He noted the proposed design addressed concerns raised during the previous meeting

Mr. Brown stated the alternate design option (Option 2) included revisions that addressed concerns raised during the December 22, 2008 pre-submittal meeting, which consisted of mid-century modern architecture with improved color accents and materials

Public Comment

None

Board Comment

Ms. Cloke noted the project would be considered for approval in concept with specific materials, landscape, signage and lighting to return at a later date

Mr. Abelar (Wong) moved to approve DCB #08-018 "Option 2" in concept with the condition that the Applicant submit to the Department of Regional Planning for approval and return to the DCB post-entitlement with details on final colors, materials, landscape, signage and lighting {Unanimous consent}

7. Staff Reports

Ms. Miyamoto provided a summary of the Ongoing Activities Report including that the County is still awaiting formal delivery of the October 16, 2008 Coastal Commission Periodic Review recommendations and about the progress of the working groups

Ms. Cloke asked for clarification on why the working groups were asked not to video tape the public meetings

Mr. Tripp noted that Gina Natoli with the Department of Regional who organized the working groups, informed the members they could vote on whether they preferred to video tape the meetings. The group voted not to record them as some members felt uncomfortable. The video taping of the meeting nevertheless continued

Ms. Cloke asked Mr. Faughnan for further clarification

Mr. Faughnan stated the work group meetings were not Brown Act meetings and they could vote on the issue of video taping. He added that provisions of the Brown Act allow meetings to be video taped so long as they are not disruptive

Mr. Tripp said he would convey the information to his Department

Public Comment

Mr. Riley commented that the working group had indeed voted against the recording of the meetings

Ms. Miyamoto provided a summary of the report on the Special Events in the Marina and on the Beaches

Ms. Miyamoto provided a summary of the DCB meeting dates proposed for 2009

Mr. Riley asked for the Board to reconsider the former DCB schedule on the 3rd Thursday of each month, not the 4th Thursday as currently proposed

Ms. Cloke noted the change was required due to room availability issues and to allow for ample time to review projects prior the DCB meetings

Mr. Wong (Phinney) moved to accept the proposed DCB schedule for 2009.
{Unanimous consent}

8. Comments from the Public

Mr. Gottlieb commented on MdR redevelopment projects, The Shores EIR, and quality of life for County and residents of unincorporated areas

9. Adjournment

Mr. Abelar (Wong) moved to adjourn the Design Control Board meeting at 4:58 p.m.

Respectfully submitted,

Teresa Young

Secretary for the Design Control Board

**Marina del Rey Redevelopment Projects
Descriptions and Status of Regulatory/Proprietary Approvals
As of April 2, 2009**

Map Key	Parcel No. – Project Name/Parcel	Lessee Name/ Representative	Redevelopment Proposed	Missing and Parking	Status	Regulatory Matters
1	4/243 – Marina del Rey Hotel/ Technia Hotels	Dina Marquet/ Mike Barakat	* Complete renovation and dock replacement	No changes	Proprietary – Term sheet under negotiation Regulatory – To be determined	Shared Parking Agreement
2	44 – Pier 44	Michael Pashatz/ David Tahan	* Built 5 new visitor serving commercial and dry storage buildings * 91,090 sq. ft. visitor serving commercial space * 43 slips = 3 and tier and 234 dry storage spaces	Missing – Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 63' tall, 771.5 linear feet view corridor proposed (239.71 required) Parking – 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required)	Proprietary – Term sheet under negotiation Regulatory – Term sheet under negotiation Regulatory – Initial DCB review during the October 2008 meeting. Item was continued and is pending a second review	
3	252G5 – Brea Central/ Pacific Marina Development	Jeff Preece	* 363' vessel dry stack storage facility * 30 vessel mass up storage space * Shared boatwreck light facility	Missing – 70' high boat storage building partially over water and parking with view corridor Parking – 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required)	Proprietary – Term sheet approved by ROS on July 2006; SCJIC approved Option March 2007; BOS approved Option May 2007 Regulatory – DCB, on May 2007 (continued from March 2007 meeting; April meeting cancelled) (NSA/PROVED project) Regional Planning application filed December 2008	LCF amendment to remove site to Boat Storage and to transfer Public facility use to another parcel
4	555G6W – Hibernian Village/ Gold Coast	Michael Pashatz/ David Tahan	* 133 room hotel * 65,200 square foot restaurant/deli space * 30-slip new marina * 28 boat-wreck waterfront promenade	Missing – Nine mixed use hotel/visitor-serving commercial structures (eight are 1 or 2-story and one 60' tall hotel over ground floor retail restaurant), parking structure with view corridor Parking – All parking required of the project to be located on site, must include parking for adjacent Parcel 61 (house (Shanghai Hotel) and replacement parking from Parcel 52	Proprietary – Lease documents approved by BOS May 2006 Regulatory – DCB hearing May 2006; item continued; approved in concept July 2006; Regional Planning application filed May 2007	Shared Parking Agreement Variance for reduced setbacks
5	1 – Marina del Rey Landing/ Harbor Real Estate	Greg Schen	* New dock facility with high-speed pumps and automatic payment * 3,300 square foot dock, mart and restaurant * New marina with 10 slips and transient berths * Public promenade and public view decks	Missing – 1-story structure on the dock and on landfalls, each 19' tall Parking – All parking required of the project to be located on site	Proprietary – Lease documents approved by BOS May 2006 Regulatory – DCB conceptual approval May 2007; DCB approved final design with conditions August 2008; Regional Planning Commission approved CDP and CUP on May 14, 2008. CCC approved wastewater improvements March 2008.	
6	7 – Tantalus Marina	Kennan Hukim	* Building refurbishment and relocating landside boating facilities * Boats will be reconstructed	Parking – (feasible slight reduction of parking due to relocation of landside boating facilities. Impact is currently unknown.	Proprietary – Term sheet under negotiation Regulatory – DCB submitted anticipated for the April 2009 meeting	
7	8 – Bay Club / Devore Properties	David Nagel	* Building establishment, no new construction * Decks will be reconstructed	No changes	Proprietary – Term sheet approved by BOS August 2008 Regulatory – DCB continued from July 2008 and approved concept August 2008. Site Plan Review application filed with DRP on 12/4/08	Transecture component Welland
8	9 – Wootton State Hotel and Vacation Ownership/ Wootton Hotels	Jack Hiles	* 19-story, 288 room hotel (152 hotel rooms and 136 timeshare units) * 5-story, 332-unit parking structure * New public transient docks * 23 boat-wreck waterfront promenade * Wetland park	Missing – 19-story hotel with 5-story parking structure, 225' tall, on northern half of parcel with view corridor and wetland park on southern half Parking – All parking required of the project to be located on site	Proprietary – Term Sheet approved by ROS February 2007 Regulatory – DCB initial hearing May 2006; item continued; approved in concept June 2006; Regional Planning application filed November 2006; RP Commission heard the matter on 10/29/08 and continued the item.	
9	104RT – Neptune Marine/ Legacy Partners	Sean McElsham	* 265 waterfront * 161-unit marina + 7' dock * 28 boat-wreck waterfront promenade * Replacement of public parking both on and off site	Missing – Four 45' tall, three-story residential buildings over parking with view corridor Parking – 100 public parking spaces to be replaced off site	Proprietary – Term sheet approved by BOS August 2004; lease documents approved by BOS August 2008 Regulatory – DCB approved in concept June 2006; Regional Planning application filed November 2006; RP Commission heard the matter on 10/29/08 and continued the item.	LCF amendment to allow apartments on Parcel RT, remove 3 from other development zones Public facility use to another parcel Variance for reduced setbacks and reduced setbacks
10	100/101 – The Shores/ Del Rey Shores	Jerry Epstein/ David Levine	* 544-unit apartment complex * 10 new public parking spaces	Missing – Twelve 7-story residential buildings Parking – All parking required of the project to be located on site plus 10 public beach parking spaces	Proprietary – Lease extension Option approved by BOS December 2008 Regulatory – Regional Planning approval June 2006; ROS heard appeal 1 February 2006; continued to March 2007 where project was approved. For court order, EIR being redone as to parking on 2/16/08 BOS approved EIR	
11	95/1LS – Marina West Shopping Center/ Gold Coast	Michael Pashatz/ David Tahan	* 72-unit apartment complex * 10,000 square-foot restaurant * 22,400 square-foot commercial space * Gateway parkette on Parcel 1LS	Missing – One 32' tall hotel building, three 60' tall mixed-use residential/retail buildings and parking Parking – All parking required of the project to be located on site	Proprietary – Term Sheet approved by BOS October 2007 Regulatory – DCB initial hearing May 2006; item then on June, July, and September agenda; conceptual approval granted November 2006	
12	145 – Marina International Hotel/ Pacific Hotels	Dale Margatz/ Mike Barakat	* Complete renovation	No changes	Proprietary – Term sheet under negotiation Regulatory – DCB initial hearing November 2008; conceptual approval granted January 2009	
13	101 – Admiralty Center/ Goldfish & Coral Industries	Joan Goldfish/ Sherman Zucker	* 144-unit senior retirement facility * 5,000 square-foot public parking both on and off site * Public accessory from Washington to Admiralty	Missing – One 5-story residential (center) building over ground floor retail and parking, 65' tall Parking – All required project parking to be located on site; 92 public parking spaces to remain on site; 94 public parking spaces to be replaced off site Missing – 197 public parking spaces to remain on site; 20 or 80 public parking spaces to be replaced off site depending on intersection project.	Proprietary – Lease documents approved by BOS July 2008 Regulatory – DCB conceptual approval August 2005; Regional Planning application filed May 2006	LCF amendment to create Senior Retirement Facility Land Use Category and remove U as Senior Retirement Facility with that the Overlay Zone, and transfer development parking permit for senior retirement facility and to allow some replacement public parking off site
14	33NR – The Viewfront	Ida Carter/Dark Jones	* 222 apartments * 32,400 square-foot restaurant/retail space * Boatbay observation deck * Replacement public parking both on and off site	Missing – Three 5-story mixed use residential/retail buildings (two 44' tall and one 61' tall) with view corridor Parking – All required project parking to be located on site; 69 public parking spaces to be replaced on site	Proprietary – Lease documents in process and economic terms being negotiated Regulatory – DCB concept approval August 2004; revised project to DCB on August 2008; item December 2008 where it was continued	LCF amendment to add Mixed Use Overlay Zone, remove NR to Visitor Serving/Commercial, and Variance for increased height and reduced setbacks Parking permit to allow some replacement public parking off site
15	27 – Jamaica Bay Inn/ Pacific Hotels	Dale Margatz/ Mike Barakat	* 60 additional hotel rooms * Removal of balance of property * Marina Beach Promenade	Missing – 4 story, 45' tall, hotel expansion with view corridor Parking – All parking required of the project to be located on site	Proprietary – Lease documents approved by ROS May 2006 Regulatory – DCB conceptual approval December 2005 and final design approval August 2006; Regional Planning application filed December 2005 and Commission approval August 2007. (Pashatz application) filed	LCF amendment to remove site from parking to hotel
16	1R – Marriott Residence Inn/ Pacific Hotels	Dale Margatz/ Mike Barakat	* 147-room hotel * Replacement of public parking both on and off site * Marina Beach Promenade	Missing – Two hotel buildings above parking, 45' tall, with view corridor Parking – 197 public parking spaces to remain on site; 20 or 80 public parking spaces to be replaced off site depending on intersection project.	Proprietary – Lease documents approved by BOS Oct 2006 Regulatory – DCB approved in concept February 2006; Regional Planning application in preparation	LCF amendment to allow some replacement public parking off site
17	21 – Holiday Harbor Center/ Goldenfish & Coral Industries	Joan Goldfish/ Sherman Zucker	* 5-story, 29,200 square-foot mixed-use building (with club, yacht club, retail, marine office) * 92-slip marina * 28 boat-wreck waterfront promenade and pedestrian plaza * Replacement portion of land to revert to County for public parking	Missing – One 50' tall commercial building with view corridor Parking – All parking required of the project to be located on site, including 94 replacement spaces from OT and Parcel 20 boat parking	Proprietary – Lease documents approved by ROS July 2008 Regulatory – DCB conceptual approval October August 2005; Regional Planning application (twofold) filed September 2006 Phase 2 (Pashatz C)	LCF amendment to transfer parking from OT to 21
18	19 – Administration Building/ Dept. of Fisheries and Forestry (Marina del Rey, California)	N/A	* 21,000 square-foot County administration building	Missing – One 50' tall commercial building with view corridor Parking – All parking required of the project to be located on site	Proprietary – Lease documents in process with Parcel 20 lease for parcel reversion Regulatory – DCB agenda May 2006 and November 2006; DCB workshop held January 2007	LCF amendment to transfer parking from OT to 21 CDP for transfer from Regional Planning CDP for wetlands from Coastal Commission

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Note: Height information for projects will be shown as information becomes available.